

STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2018

FILE: ZMA-18-124

AGENDA ITEM: E-2

STAFF CONTACT: Hope Sullivan, Planning Manager

AGENDA TITLE: For Possible Action: To make a recommendation to the Board of Supervisors regarding rezoning two properties that are split zoned Retail Commercial (RC) and Single Family 1 Acre (SF1A) to Retail Commercial (RC). The properties are located at 449 West Appion Way and 382 West Patrick Street, APN 009-281-01 and 009-281-07. (Hope Sullivan, hsullivan@carson.org)

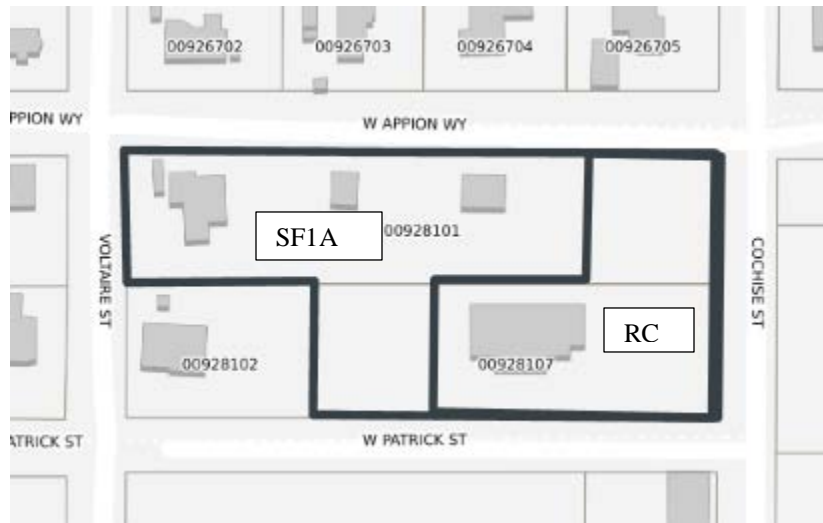
STAFF SUMMARY: The subject split zoned properties have a zoning designation of Retail Commercial (RC) and Single Family 1 Acre (SF1A), and a Master Plan designation of Community / Regional Commercial (C/RC). The proposed zoning map amendment will result in both properties being entirely zoned Retail Commercial, thus consistent with the Master Plan designation. The Planning Commission makes recommendations to the Board of Supervisors regarding requests for Zoning Map Amendments.

RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of ZMA-18-124, a Zoning Map Amendment to change the zoning from Single Family 1 Acre and Retail Commercial to Retail Commercial, on property located at 449 West Appion Way and 382 West Patrick Street, APNs 009-281-01 and 009-281-07, based on the findings contained in the staff report.”

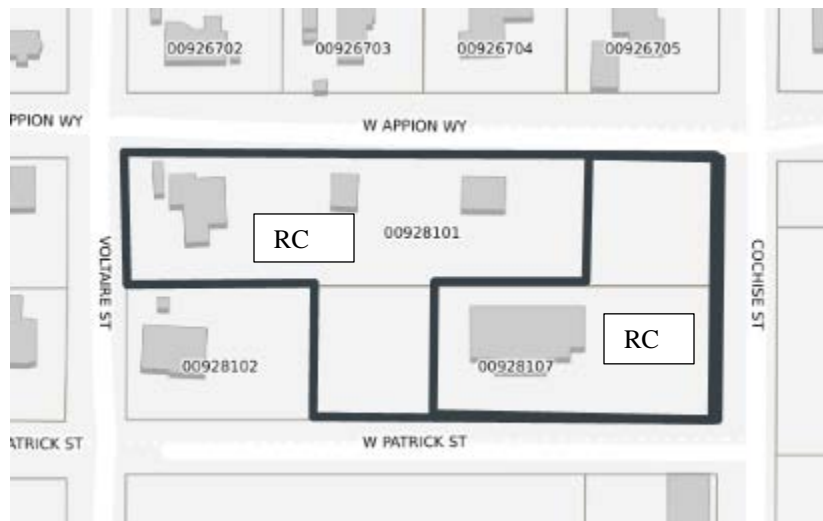
VICINITY MAP:



EXISTING ZONING



PROPOSED ZONING



Key

SF1A: Single Family – 1 Acre

RC: Retail Commercial

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.075 (Zoning Map Amendments).

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

ZONING DESIGNATION: Single Family 1 Acre (SF1A) and Retail Commercial (RC)

PROPOSED ZONING DESIGNATION: Retail Commercial

BACKGROUND:

The subject properties have a split zone of Single Family 1 Acre and Retail Commercial. The request is to amend the zoning map so that the entire property is zoned for Retail Commercial. The current zoning designation of the property is not consistent with the Master Plan designation. The requested zoning map amendment would create consistency between the Master Plan designation and the zoning map.

DISCUSSION:

The Master Plan is a policy document that outlines the City's vision and goals for the future, and provides guidance for making choices regarding the long-range needs of the community. The Zoning Map is a tool to implement the Master Plan. Given the function of the two documents, the zoning map designation should be consistent with the Master Plan designation.

The subject property is currently improved with a house on one parcel, and the balance is vacant. A single family home is a conditional use in the Retail Commercial zoning district. As the home is lawfully established, its use may continue.

The subject properties are designated Community / Regional Commercial on the Master Plan map. Per the Master Plan, the characteristics of the Community / Regional Commercial designation is to provide a mix of retail services in a concentrated setting that serves the local community, but may also include larger retail centers with unique stores or characteristics that provide a regional draw. Properties to the north, south and east are all designated on the Master Plan as Community / Regional Commercial. Properties to the west of Voltaire Street are designated for low density residential.

The applicant has indicated an intent to construct a hotel on the subject property. If the property is rezoned, a hotel use would be an allowed use. No application for a hotel on this property has been submitted to the City.

PUBLIC COMMENTS: Public notices were mailed to 34 property owners within 700 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on September 7, 2018. As of the writing of this report, staff has received inquiries regarding a potential hotel on the site, as well as received correspondence addressing conflicts between a potential hotel and residential uses. A copy of the correspondence is attached to the report. Any additional comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS

Engineering Division:

The Engineering Division has no preference or objection to the zoning change requested. Information submitted with the application has demonstrated that infrastructure can support the request within standard development practices, after standard improvements are made, and is not in conflict with any engineering related master plans.

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions 18.02.075 Zoning map amendments and zoning code amendments. The following discussion is offered.

CCMC 18.02.075 (5.b.1) – Compliance with Master Plan

The zoning map amendment is not in conflict with the intent of master plan elements for water, sewer, transportation, or storm water. Any project will need to meet Carson City Development Standards which will include extension of mains and street improvements and/or abandonment.

CCMC 18.02.075 (5.b.2&3) – Compatible Land Use

Development Engineering has no comment on these findings.

CCMC 18.02.075 (5.b.4) – Impact on Public Services, Facilities, Health and Welfare

The capacities of the City sewer, water, storm drain, and transportation systems appear to be sufficient to meet the demand that may potentially be imposed by a project allowed by the proposed zoning. Any new project, however, must complete project impact reports to show that existing facilities can meet demands within the standards set by municipal code. Any project approved in the new zoning area that would cause impacts beyond those allowed by municipal code, would be required by municipal code to mitigate those impacts as part of the design of the new development.

Fire Department: No comments

Health Department: No concerns

Assessor's Office: No comments

FINDINGS: Per the provisions of CCMC Section 18.02.075.5.b, the Commission, in forwarding a recommendation to the Board for approval of a Zoning Map Amendment, shall make the following findings of fact:

1. The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan.

Chapter 3 of the Master Plan addresses a balanced land use pattern. As part of the effort to achieve a balanced land use pattern, the Master Plan includes a Land Use Map. The Land Use Map identifies locations within the City where various land uses may occur during the next 10 to 20 years and where the City would support the development of these uses.

The Land Use Map designates the subject properties as Community / Regional Commercial. The zoning districts that correspond to that land use designation are General Commercial, Retail Commercial, Neighborhood Business, and Tourist Commercial. Therefore, the proposed zoning map amendment to Retail Commercial will create consistency with the Master Plan, and allow for implementation of the Master Plan.

2. The proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

The area of the community where the rezoning is proposed has been partially developed with single family residential uses, but also includes a considerable amount of vacant land. The area is undergoing a transition, particularly with the recent connection of Interstate 580 with Highway 395 just to the south. Property to the east of the subject property has submitted for building permit for commercial development, property two blocks to the north has site improvement permits pending for a seventy five unit zero lot line residential development, and property four blocks to the north is currently under construction with a 370 unit apartment complex. In March 2018, staff conducted a Major Project Review for a 143 unit multifamily project on property one block away from the subject properties.

Currently, adjacent land uses are as follows:

North: Single Family Residential
South: Vacant Land and Commercial Uses
East: Vacant Land (permits for commercial development are pending)
West: Single Family Residential

Staff finds that the proposed zoning map amendment will allow for commercial services to establish that will support this developing portion of the City.

To the extent the proposed commercial zoning will be adjacent to the residential zoning districts to the west, increased setbacks will be required at the time of development consistent with Section 18.04.195 of the Municipal Code.

Given the location of the freeway vis-à-vis this property, particularly access to the freeway at South Carson Street, staff finds the single family residential uses currently in the Community / Regional Commercial land use designation will transition over time to more intensive uses.

3. *The proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.*

The proposed zoning map amendment will not allow for land uses that will negatively impact existing or planned public services or facilities. Any future project will constitute an infill project. The Engineering staff has reviewed the request, and found “the capacities of the City sewer, water, storm drain, and transportation systems appear to be sufficient to meet the demand that may potentially be imposed by a project allowed by the proposed zoning.”

Attachments:

Engineering Comment
Email from Lori Wyke dated September 14, 2018
Draft Ordinance
Application ZMA-18-124

**Engineering Division
Planning Commission Report
File Number ZMA 18-124**

TO: Hope Sullivan - Planning Department

FROM: Stephen Pott  y, P.E. - Development Engineering Dept.

DATE: September 11, 2018 **MEETING DATE:** September 26, 2018

SUBJECT TITLE:

ZMA-18-124 Change to Retail Commercial at 449 W Appion Wy and 382 W Patrick St, apns 009-281-01 and -07.

RECOMMENDATION:

The Engineering Division has no preference or objection to the zoning change requested. Information submitted with the application has demonstrated that infrastructure can support the request within standard development practices, after standard improvements are made, and is not in conflict with any engineering related master plans.

DISCUSSION:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions 18.02.075 Zoning map amendments and zoning code amendments. The following discussion is offered.

CCMC 18.02.075 (5.b.1) – Compliance with Master Plan

The zoning map amendment is not in conflict with the intent of master plan elements for water, sewer, transportation, or storm water. Any project will need to meet Carson City Development Standards which will include extension of mains and street improvements and/or abandonment.

CCMC 18.02.075 (5.b.2&3) – Compatible Land Use

Development Engineering has no comment on these findings.

CCMC 18.02.075 (5.b.4) – Impact on Public Services, Facilities, Health and Welfare

The capacities of the City sewer, water, storm drain, and transportation systems appear to be sufficient to meet the demand that may potentially be imposed by a project allowed by the proposed zoning. Any new project, however, must complete project impact reports to show that existing facilities can meet demands within the standards set by municipal code. Any project approved in the new zoning area that would cause impacts beyond those allowed by municipal code, would be required by municipal code to mitigate those impacts as part of the design of the new development.

Hope Sullivan

From: Lori Wyke <lorilyn999@gmail.com>
Sent: Friday, September 14, 2018 8:28 AM
To: Hope Sullivan
Subject: Re: re-zoning Appion Way and W. Patrick Street

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Hi Hope. I'm very concerned about my mom and her home at 410 w appion way. Is there any talk of buying her house? Shes 81 and i fear she isnt going to be safe w that new hotel going in. There are 4 houses on that street. Plus 100 apts going up on the other side. I'd like to move her but selling now is out of the question... as no one would buy it with the hotel going in. Lori

On Mon, Sep 10, 2018, 8:58 AM Hope Sullivan <HSullivan@carson.org> wrote:

Hi Lori:

The subject property (the property should appear on a map on the notice your mother received) currently is zoned for both Single Family One Acre and Retail Commercial. The applicant is seeking to make the entire area zoned for Retail Commercial.

The below link will show you the land uses that are allowed in Retail Commercial.

https://library.municode.com/nv/carson_city/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.04USDI_18.04.130RECORC

If you or your mother have any questions, please let me know.

Thanks!

Hope Sullivan, AICP

Planning Manager

Carson City, NV 89701

SUMMARY – An ordinance amending the Carson City zoning map.

BILL NO. ____

ORDINANCE NO. 2018-__

AN ORDINANCE TO CHANGE THE ZONING FROM SINGLE FAMILY – 1 ACRE AND RETAIL COMMERCIAL TO RETAIL COMMERCIAL ON PROPERTIES LOCATED AT 449 APPION WAY AND 382 WEST PATRICK STREET, APNS 009-281-01 AND 009-281-07.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Number 009-281-01 and 009-281-07, property located at 449 Appion Way and 382 West Patrick Street, Carson City, Nevada, was duly submitted by the Carson City Planning Division in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The request will result in the zoning designation of the subject parcel APN 009-281-01 and 009-281-07 changing from Single Family – 1 Acre and Retail Commercial to Retail Commercial. After proper noticing pursuant to NRS 278 and CCMC Title 18, on September 26, 2018, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted ____ ayes, ____ nays to recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in substantial compliance with the goals, policies and action programs of the Master Plan, that the Amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity; that the Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare; and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5), the zoning map of Carson City is amended changing the zoning of APN 009-281-01 and 009-281-07 from Single Family – 1 Acre and Retail Commercial to Retail Commercial.

PROPOSED this ____ day of _____, 2018.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2018.

VOTE:

AYES: _____

NAYS: _____

ABSENT: _____

ROBERT L. CROWELL, Mayor

ATTEST:

SUSAN MERRIWETHER, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____, 2018.

APPION WAY

Zoning Map Amendment

August 2018



Prepared For:

C.W. Clark, Inc.

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

Prepared By:



Manhard
CONSULTING

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

TABLE OF CONTENTS

PROJECT LOCATION	3
EXISTING CONDITIONS.....	4
APPLICATION REQUEST	8
PROJECT DESCRIPTION AND JUSTIFICATION	8
PROJECT IMPACTS.....	10
MASTER PLAN AMENDMENT APPLICATION FINDINGS	14
MASTER PLAN POLICY CHECKLIST.....	16

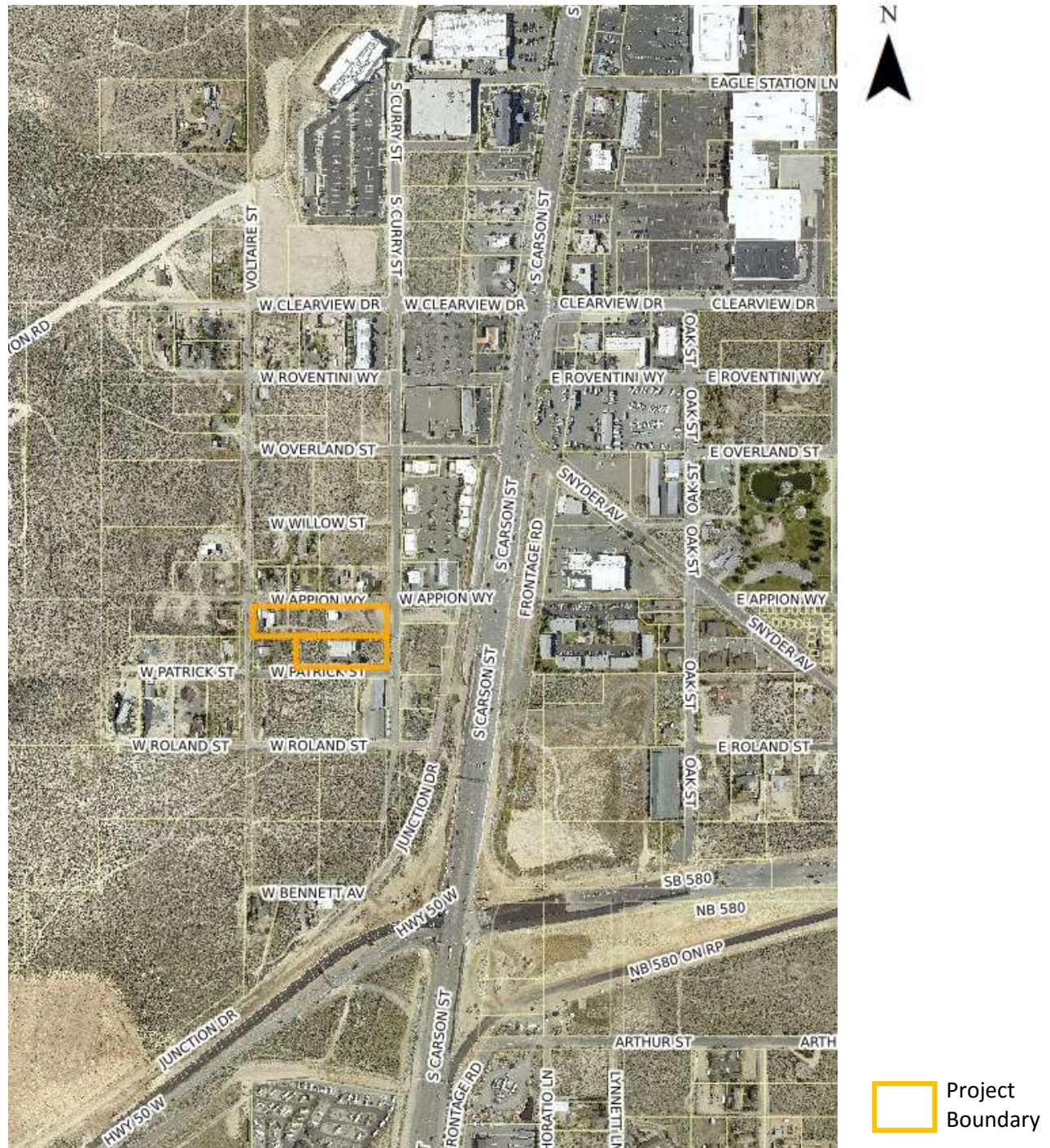
LIST OF FIGURES

Figure 1: Project Location	3
Figure 2: Surrounding Property Designations.....	4
Figure 3: Site Photographs.....	4
Figure 4: Existing Master Plan Designation	6
Figure 5: Existing Zoning Designation	7
Figure 6: Proposed Zoning Designation	9
Figure 7: Conceptual Site Plan	10
Figure 8: Storm Water Runoff Coefficient	11
Figure 9: Sewage Loading Estimates.....	12
Figure 10: Water Demand Estimates.....	12
Figure 11: Trip Generation.....	13

APPENDICES

Application & Supporting Information
Existing Master Plan Exhibit
Existing Zoning Map Exhibit
Proposed Zoning Map Exhibit
Proposal Questionnaire
Project Impact Reports
Master Plan Policy Checklist





EXISTING CONDITIONS

The project site is 3.13 acres (APN 009-281-07 is 1.86 acres and 009-281-07 is 1.27 acres), with a Master Plan designation of Community/Regional Commercial, and split-zoning designations of Retail Commercial (RC) and Single-Family 1 Acre (SF1A). The site is partially developed with residential uses (1 single family home and 2 detached garages on APN 009-281-01) and general commercial use (a warehouse on APN 009-281-07). The surrounding area is a mix of commercial and residential uses as shown in Figure 2: Surrounding Property Designations.

Figure 2: Surrounding Property Designations

Direction	Current Zoning	Master Plan	Current Land Use
North	Retail Commercial Single-Family 1 Acre	Community/Regional Commercial	Single Family Residential
East	Single-Family 1 Acre	Low Density Residential	Single Family Residential
South	Retail Commercial	Community/Regional Commercial	Single Family Residential General Commercial (thrift store, mini-storage)
West	General Commercial	Community/Regional Commercial	Undeveloped (future development plans include a Starbucks and Chick-fil-A)

Figure 3: Site Photographs



Figure 3: Site Photographs (Continued)



Figure 4: Existing Master Plan Designation

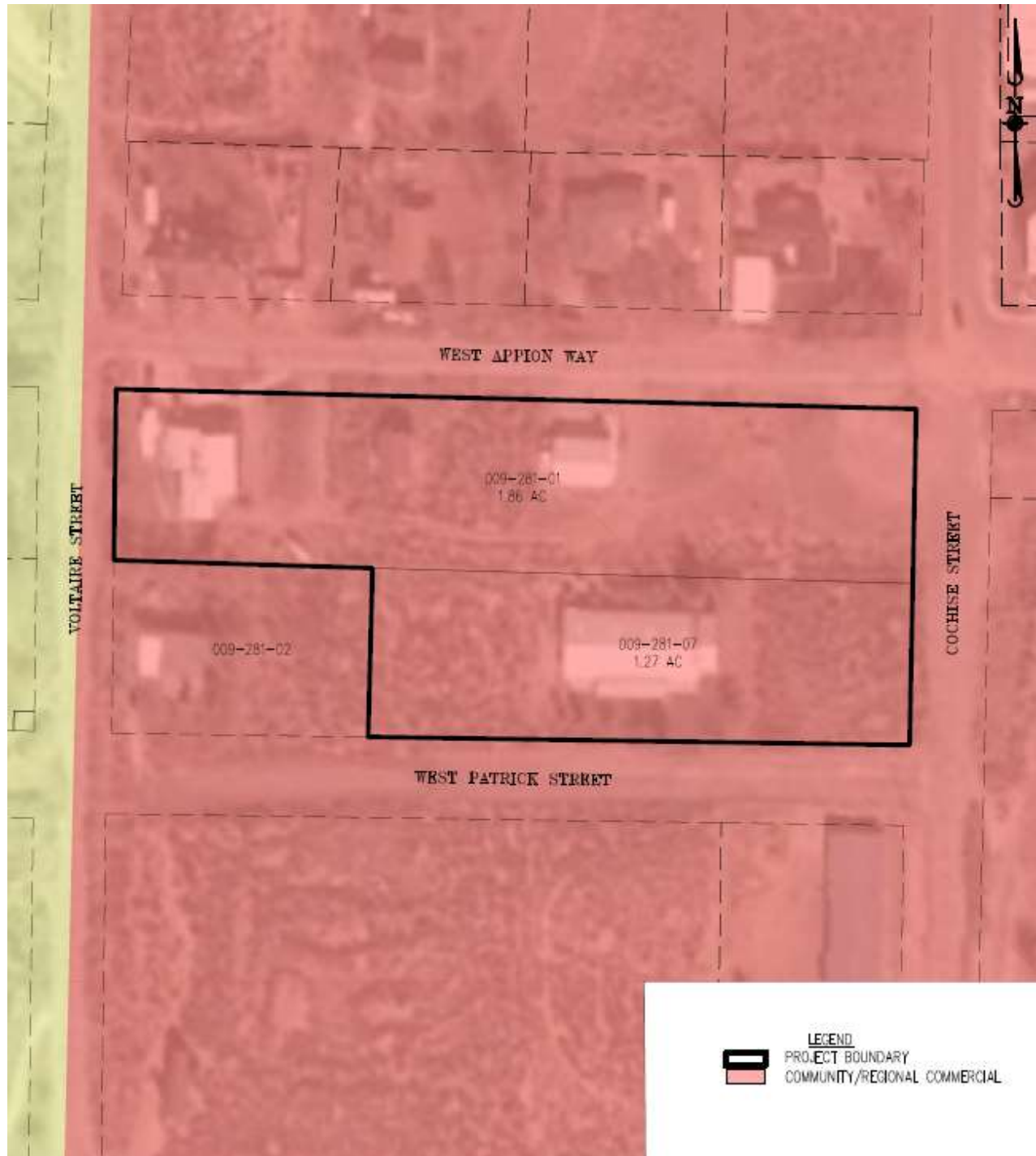
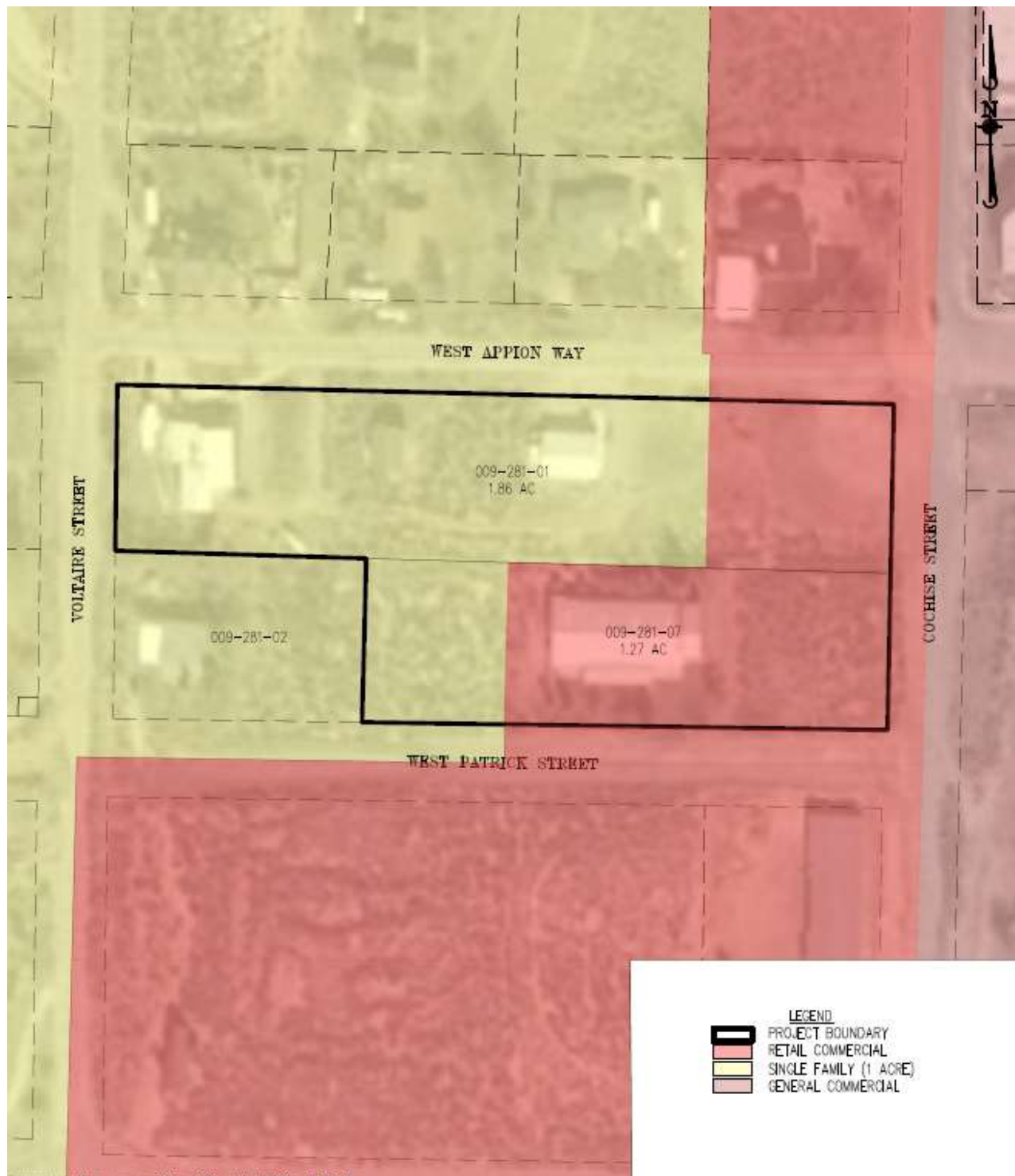


Figure 5: Existing Zoning Designation



Conditions in the Previous Five-Year Time Period

The opening of the intersection of the US Highway 50 West and Interstate 580 represents a significant change in the vicinity and will encourage commercial development. The intersection is approximately ¼ mile from the project site. This last leg of Interstate 580 opened in August 2017.

A commercial project on W. Appion Way has been approved and is in pre-development. This retail site will include Starbucks and a Chick-fil-A.

APPLICATION REQUEST

The enclosed application is for a:

ZONING MAP AMENDMENT to amend the split-zoning designation from Single-Family 1 Acre and Retail Commercial to Retail Commercial.

PROJECT DESCRIPTION AND JUSTIFICATION

The project site is within an area designated as Community/Regional Commercial (C/RC) with the 2006 Master Plan update. The C/RC designation is intended for a mix of retail services in a concentrated setting that serves the local community, with larger retail centers with unique stores or characteristics that provide a regional draw. Complementary uses are also appropriate. The project location is approximately ¼ mile north of the intersection of Interstate 580 and US Highway 50 West. Adequate access and services can be provided. Within the C/RC Master Plan designation, Retail Commercial (RC) zoning designation is compatible. Although the Single-Family 1 Acre (SF1A) zoning is existing, it is not a compatible designation to the C/RC Master Plan.

The project area has an existing split zoning designation of RC and SF1A. This application proposes to amend the zoning designation so that both parcels are entirely zoned RC.

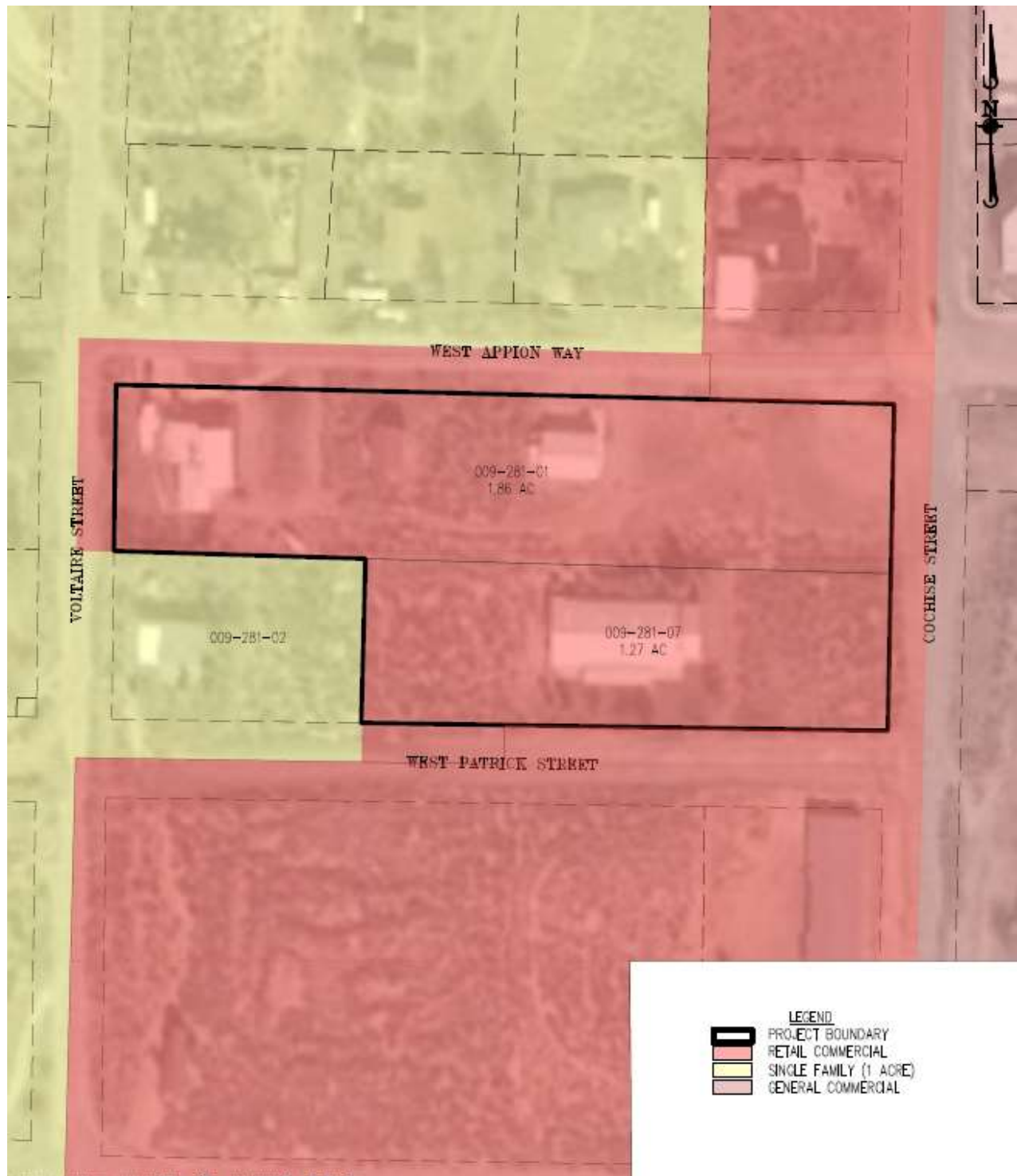
Consistency with the Carson City Master Plan

The Carson City Master Plan was adopted in 2006 and includes policies related to commercial uses. The Master Plan reflects the City's desire to establish concentrated nodes of community services and employment, achieving a more compact and efficient pattern of development. Policies include that commercial use shall be focused on concentrated nodes where possible, as opposed to linear, "strip" type pattern. The proposed Zoning Map Amendment to Retail Commercial promotes the desired C/RC Master Plan pattern for commercial development located at the intersection of state highways, where adequate access and services are provided.

The proposed RC zoning designation is consistent with the C/RC Master Plan designation. Future development will meet the General Commercial and C/RC policies contained in the Master Plan, including circulation and access, parking design and location, and architectural character.



Figure 6: Proposed Zoning Designation

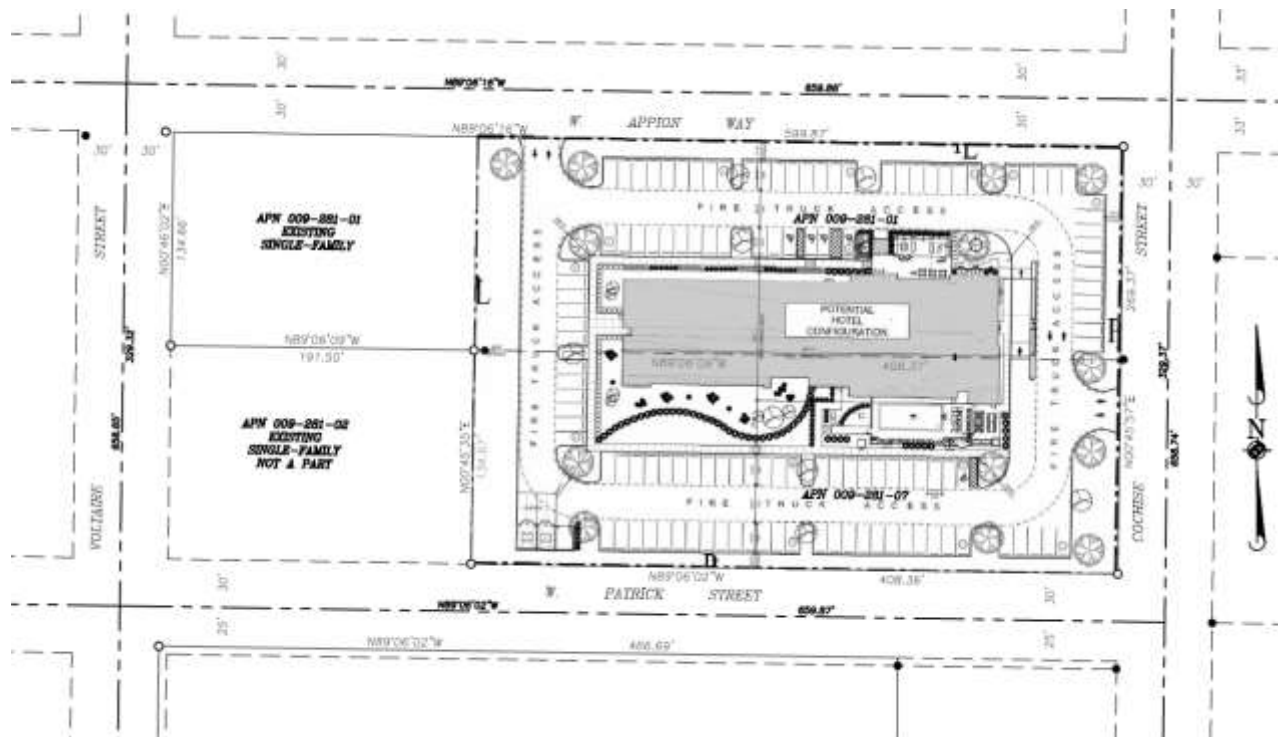


Conceptual Development

The project area is intended to be developed as a hotel with +/- 100 rooms. Access and parking will be provided in accordance with Division 2, Parking and Loading in the Carson City Municipal Code (2.2 Number of Spaces Required).

It is expected that the existing single-family residence will be renovated, and following a subsequent boundary line adjustment, be sold for residential use.

Figure 7: Conceptual Site Plan



PROJECT IMPACTS

The Zoning Map Amendment proposes a change from split-zoned parcels that include RC and SF1A zoning to only RC. Project impacts are based on existing conditions that include +/-1.78 acres of SF1A and +/-1.35 acres of RC, and the proposed. Project impacts related to drainage, sanitary sewer, water, and traffic are detailed below.

Drainage

A recent development project to the east of the subject parcels, between Cochise and US 395 indicates that there are existing storm drain facilities east of the site located in the US 395 right of way. Proposed development of the parcel between US 395 and the subject site proposes to extend Storm Drain mains to the intersection of Patrick and Cochise to serve this area and adjacent parcels.



Figure 8 demonstrates a comparison of developed runoff coefficients based upon existing and proposed zoning:

Figure 8: Storm Runoff Coefficient Comparison

Storm Water Runoff Coefficient Comparison				
	Existing		Proposed	
Zoning	C-value	Area * C-Value	Ave. Day	Peak Day ¹
General Industrial				
Single Family Residential	0.5	0.88		
Apartments				
Commercial	.85	1.15	0.85	2.64
Park/Open Space				
Total	n/a	2.03	n/a	2.64
Result	Potential 30% increase in developed flows, based on no current development.			

In the existing condition, the subject parcels have little impervious area with only one residential unit and a separate garage out-building. Existing drainage flows east across Cochise towards US 395.

The proposed zone change will allow for a higher impervious development of the total area. This will require any new development to mitigate any increase of runoff on-site. Therefore, it is assumed that there will be no impact to downstream properties or storm drainage facilities.

Sanitary Sewer

A recent development project to the east of the subject parcels, between Cochise and US 395 indicates that there is an existing sanitary sewer main located at the intersection of Appion Way and Cochise Street. It is proposed that this sewer main will be utilized to serve development on this parcel.

The existing sewer demand for the subject parcel is currently only one single-family residential unit located at the northwest corner of APN 009-281-001. The impact to the existing sewer system is based upon a comparison of the existing and proposed zoning conditions. The residential zoning sewer demand is assumed to be 250 gpd per unit and the commercial zoning sewer demand is assumed to be 10,000 gpd/ac.



Figure 9: Sewage Loading Estimates

Sewage Loading Estimates (gpd)				
	Existing		Proposed	
Zoning	Ave. Day	Peak Day ¹	Ave. Day	Peak Day ¹
General Industrial				
Single Family Residential	250	750		
Apartments				
Commercial	13,500	13,500	31,000	31,000
Park/Open Space				
Total	13,750	14,250	31,000	31,000

¹ estimated for peaking factor of 3 is for residential zoning only

There will be an increase in the overall sewer demand for these parcels based on the zoning comparison. Actual development of the parcels will determine actual sewer contributions.

Water

According to Carson City GIS data, there are existing 8" PVC water lines running north-south in Cochise and Voltaire Streets fronting APN 009-281-01. The water line in Cochise Street does not continue south. A proposed development east of Cochise will extend the 8" watermain and provide for potential water connections and/or looping along the entire Cochise frontage. The parcels associated with this ZMA will be served by these lines and future development will extend the public water mains as needed to serve development needs and perpetuate services to any existing customers.

The existing water demand for the subject parcel is currently only one single-family residential unit located at the northwest corner of APN 009-281-001. The impact to the existing water system is based upon a comparison of the existing and proposed zoning conditions.

Figure 10: Water Demand Estimates

Water Demand Estimates (gpm)						
	Existing			Proposed		
Zoning	Ac-ft/yr	ADD	PDD ¹	Ac-ft/yr	ADD	PDD ¹
General Industrial						
Single Family Residential	1.75	1.1	2.3			
Apartments						
Commercial	1.35	0.8	1.6	3.10	1.9	3.9
Park/Open Space						
Total	3.10	1.9	3.9	3.10	1.9	3.9

¹ PDD is 2.05 * MDD

The proposed and existing water demands are the same because the existing zonings of SF1A and RC have the same water demand of 1 ac-ft/year.



Traffic

The following table analyzes the potential traffic impact if the site was built out with the existing RC/SF1A split zoning designation, assuming a 50% Floor Area Ratio Shopping Center use, and the proposed RC zoning designation with an all-suites hotel use and the remaining single family home. Figure 11: Trip Generation Estimates shows a 37.03% decrease in trips from 1313.66 to 826.52 average daily trips. Trip Generation is based on the 9th Edition Institute of Transportation Engineers Trip Generation Manual.

Upon development, the applicant will ensure that the existing roads are sufficient to serve the project.

Figure 11: Trip Generation Estimates

Land Use	Acres	Units/SF	Trip Generation Rate	Daily Trips
EXISTING ZONING- POTENTIAL TRIP GENERATION				
Single Family Residential 210	+/-1.78	1	9.52 per dwelling unit	9.52
Shopping Center 820	+/-1.35	29,403 (.50 FAR)	42.70 per KSF	1,303.14
TOTAL	3.13			1,312.66
PROPOSED ZONING- POTENTIAL TRIP GENERATION				
Single Family Residential 210	0	1	9.52 per dwelling unit	9.52
Hotel	3.13	100	8.17 per room	817
TOTAL	3.13			826.52

Impacts on Other Public Services

The proposed Zoning Map Amendment to Retail Commercial will not have an impact on school district/educational services because there will be no increase to the student population.

The Carson City Sheriff's Office currently provides police services to this area and will continue to provide services. The project area is within the 100516 Police Run District. The proposed amendment to RC (from RC/SF1A split zoning) may have minimal additional impact than development of the site under the existing zoning, because it is assumed that a slightly larger commercial development is possible with approval of the Zoning Map Amendment.

Carson City is served by three full-time fire stations. The closest fire station to the project site is located at 4649 Snyder Avenue (Station 53), approximately .8 miles away, and has a +/-3 minute response time. There may be minimal additional impact than development of the site under the existing zoning, because it is assumed that a slightly larger commercial development is possible with approval of the Zoning Map Amendment. The project will be required to provide adequate means of access for emergency vehicles to serve the site and adequate circulation within the site.

Flood Zone

The project area has a Flood Zone D designation, Panel 3200010207E. Flood Zone D is used for area where there are possible but undetermined flood hazards. In areas designated as Zone D, no analysis of flood hazards has been conducted.



Compatibility with Adjacent Land Uses

The proposed hotel will be adjacent to existing residential development along the north and east boundaries; and developed and undeveloped commercial uses to the west and south. The areas to the north, west, and south have a C/RC Master Plan designation indicating the City's plan for commercial uses in the vicinity.

The existing portion of the RC zoning designation is currently adjacent to SF1A zoning (see Figure 5: Existing Zoning Designation). Adjacent properties to the north have SF1A and RC zoning designations, to the west have a General Commercial zoning designation, to the south has Retail Commercial zoning designation, and to the east has a SF1A zoning designation.

To ensure compatibility, standards established in the Carson City Municipal Code will be applied to the development. The Master Plan, Policy C/RC 1.5 also includes that "Where C/RC centers about lower-intensity land uses, particularly residential areas, buffering and transition space should be designed to minimize visual and noise impacts from parking areas and loading zones." For example, setbacks must be increased to 30 feet if adjacent to a residential district and landscape buffers will be provided. Any potential impacts as outlined in the Project Impact Reports will be mitigated in accordance with Carson City requirements. Future development will be designed in accordance with Carson City requirements.

The proposed Zoning Map Amendment to Retail Commercial promotes the desired pattern for commercial development located at the intersection of state highways, where adequate access and services are provided (C/RC 1.2 – Location).

ZONING MAP AMENDMENT FINDINGS

In accordance with Carson City Municipal Code Section 18.02.070(10), this project has been designed to meet the following findings:

- a. Before a zoning map amendment map be recommended for approval, the applicant shall provide evidence to the commission and board concerning the physical use of land and zoning currently existing in the general vicinity, and which have occurred in the previous five (5) year time period and describe:**

- 1. How the proposal will impact the immediate vicinity;**

The proposed Zoning Map Amendment will eliminate the split-zoning on the parcel from SF1A and RC to RC and will allow for expanded Retail Commercial use in the vicinity, in accordance with the Carson City Master Plan. Since a portion of the site is already zoned RC, retail commercial uses can already be developed. There could be minimally greater water and sewer impact, traffic impact and impact to the existing roadway with the Zoning Map Amendment than existing development levels with current zoning. Any future development will comply with Carson City Municipal Code regulations and requirements to minimize impact.



2. How the proposal supports the goals, objectives, and recommendations of the master plan concerning land use and related policies for the neighborhood where the subject project is situated;

As demonstrated in the Master Plan Policy Checklist that is included with this application package, the proposed amendment is in substantial compliance with the following goals, policies, and action programs of the Master Plan:

Chapter 3: A Balanced Land Use Pattern

1. The proposed project is located within an area that is served by community water and wastewater facilities as identified in the Water and Wastewater Master Plans. (1.1b)
2. The proposed project is expected to encourage water conservation efforts through low-water landscaping, low-flow fixtures, irrigation system timers, and/or other water saving devices. (1.1c)
3. The site does not have any distinctive topographic features (1.4c)
4. The site is located to be adequately served by city services including fire and sheriff services. (1.5d)
5. The proposed development promotes a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities. (2.1a)
6. The proposed project is located within a C/RC Master Plan designation and implements commercial development. (2.1b)
7. The proposed development will not create any “friction zones” between adjacent land uses. The proposed ZMA includes appropriate mitigation measures to provide a buffer between uses, in accordance with the Carson City Master Plan. (2.1d)
8. The proposed development is not within the 100-year floodplain or other hazardous areas. (3.3d)

Chapter 5: Economic Vitality

1. The proposed development will help maintain and enhance the primary job base in the area by creating new employment opportunities with the proposed development of a hotel. (5.1)
2. The proposed project is within “Redevelopment Area Number 2”. (5.9b)

Chapter 6: Livable Neighborhoods and Activity Centers

1. The proposed project is expected to utilize durable, long-lasting building materials. 6.1a)
2. The proposed project aims to promote variety and visual interest in its design through the incorporation of well-articulated building facades, clearly defined entrances and pedestrian connections, landscaping, and other features as consistent with the City’s Development Standards. (6.1c)
3. The proposed development will provide appropriate height, density, and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects in accordance with the Carson City Municipal Code. (6.2a, 9.3b, 9.4a)
4. Amending the proposed project site to a Retail Commercial designation will ensure that any future development is designed in a manner that minimizes impacts on and is compatible with the existing neighborhoods through the use of appropriate height and density transitions, similar setbacks, and lot coverage, garage and load area location and configuration, the development of



park and recreational facilities, connectivity to existing neighborhoods by a pathway system, and other neighborhood specific design considerations. (9.3b)

5. The proposed project will not require “spot” rezoning of parcels and aims to conform more closely with Carson City Master Plan designations. The ZMA is adjacent to existing property zoned RC and is currently split zoned as RC and SF1A. The ZMA is consistent with the C/RC Master Plan designation. (9.4b)

Chapter 7: A Connected City

1. The proposed development will provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density. (12.1a, c)

3. If the proposed amendment will impact properties within that use districts;

The proposed amendment will not impact any other properties zoned SF1A or RC. This amendment will only amend the zoning map for the 2 parcels included in this application.

4. Any impacts on public services and facilities.

The project is in a developed area that is served by public services and facilities, including police and fire services. Since a portion of the site is already zoned RC, retail commercial uses can already be developed. The amendment will increase the RC zoning, thereby increasing the land available for retail commercial development, minimally impacting public services and facilities. Any future development will comply with Carson City Municipal Code regulations and requirements to minimize impact.

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 MPA application. The Master Plan Policy Checklist is also attached. This project complies with the Master Plan and accomplishes the following objectives:

Chapter 3: A Balanced Land Use Pattern

1. The proposed project is located within an area that is served by community water and wastewater facilities as identified in the Water and Wastewater Master Plans. (1.1b)
2. The proposed project is expected to encourage water conservation efforts through low-water landscaping, low-flow fixtures, irrigation system timers, and/or other water saving devices. (1.1c)
3. The site does not have any distinctive topographic features (1.4c)
4. The site is located to be adequately served by city services including fire and sheriff services. (1.5d)
5. The proposed development promotes a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities. (2.1a)
6. The proposed project is located within a C/RC Master Plan designation and implements commercial development. (2.1b)



7. The proposed development will not create any “friction zones” between adjacent land uses. The proposed ZMA includes appropriate mitigation measures to provide a buffer between uses, in accordance with the Carson City Master Plan. (2.1d)
8. The proposed development is not within the 100-year floodplain or other hazardous areas. (3.3d)

Chapter 5: Economic Vitality

1. The proposed development will help maintain and enhance the primary job base in the area by creating new employment opportunities with the proposed development of a hotel. (5.1)
2. The proposed project is within “Redevelopment Area Number 2”. (5.9b)

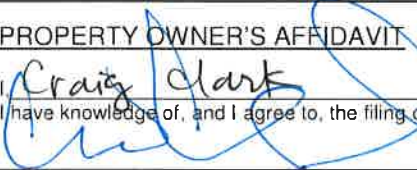
Chapter 6: Livable Neighborhoods and Activity Centers

1. The proposed project is expected to utilize durable, long-lasting building materials. (6.1a)
2. The proposed project aims to promote variety and visual interest in its design through the incorporation of well-articulated building facades, clearly defined entrances and pedestrian connections, landscaping, and other features as consistent with the City’s Development Standards. (6.1c)
3. The proposed development will provide appropriate height, density, and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects in accordance with the Carson City Municipal Code. (6.2a, 9.3b, 9.4a)
4. Amending the proposed project site to a Retail Commercial designation will ensure that any future development is designed in a manner that minimizes impacts on and is compatible with the existing neighborhoods through the use of appropriate height and density transitions, similar setbacks, and lot coverage, garage and load area location and configuration, the development of park and recreational facilities, connectivity to existing neighborhoods by a pathway system, and other neighborhood specific design considerations. (9.3b)
5. The proposed project will not require “spot” rezoning of parcels and aims to conform more closely with Carson City Master Plan designations. The ZMA is adjacent to existing property zoned RC and is currently split zoned as RC and SF1A. The ZMA is consistent with the C/RC Master Plan designation. (9.4b)

Chapter 7: A Connected City

1. The proposed development will provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density. (12.1a, c)

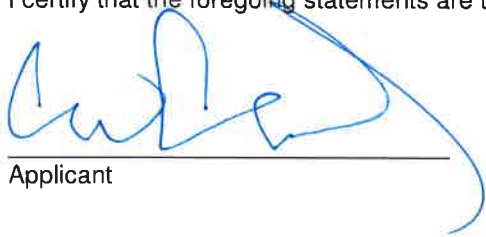


Carson City Planning Division 108 E. Proctor Street • Carson City NV 89701 Phone: (775) 887-2180 • E-mail: planning@carson.org		FOR OFFICE USE ONLY: <h2 style="text-align: center;">ZONING MAP AMENDMENT</h2>	
FILE # ZMA – 18 -		FEE: \$2,450.00 + noticing fee	
APPLICANT C.W. Clark, Inc		PHONE # 858-452-7170	
MAILING ADDRESS, CITY, STATE, ZIP 3377 Carmel Mountain Rd #200 San Diego CA 92121			
EMAIL ADDRESS			
PROPERTY OWNER CAVE, MARCELLUS W & CAVE, KRESS WATTS, DJ TRUST DEAN G & JUDITH D WATTS, TT		PHONE #	
MAILING ADDRESS, CITY, STATE, ZIP 2209 IDAHO ST. CARSON CITY, NV 89701 3050 KINGS CANYON RD CARSON CITY, NV 89703			
EMAIL ADDRESS			
APPLICANT AGENT/REPRESENTATIVE Manhard Consulting		PHONE # 775-321-6538	
MAILING ADDRESS, CITY, STATE, ZIP 241 Ridge St. Ste 410 Reno, NV 89501			
EMAIL ADDRESS kdowns@manhard.com			
Project's Assessor Parcel Number(s) 009-281-01, 009-281-07		Street Address 449 W. Appion Way, 382 W. Patrick St.	
Project's Master Plan Designation Community, Regional Commercial		Project's Current Zoning Retail Commercial (RC), Single-Family 1 Acre (SF1A)	
Nearest Major Cross Street(s) Cochise St., Voltaire St.		ZIP Code	
Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC), Section 18.02.075. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.			
Sierra Skyway proposes to construct 3 buildings, consisting of 18 condominium hangar units on APN 005-091-19, a Carson City Airport leased parcel (219A).			
PROPERTY OWNER'S AFFIDAVIT <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 40%;">  Signature </div> <div style="width: 30%;"> 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. 3377 Carmel Mountain Rd #200 San Diego, CA 92121 Address </div> <div style="width: 20%; text-align: right;"> 8/15/18 Date </div> </div>			
Use additional page(s) if necessary for other names.			
On _____, 2_____, _____, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.			
Notary Public _____			

ACKNOWLEDGMENT OF APPLICATION

Please type the following signed statement at the end of your application questionnaire:

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.



Applicant

Craig Clark
Print Name

8/15/18
Date

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

FILE # ZMA - 18 -

APPLICANT PHONE #
C.W. Clark, Inc 858-452-7170

MAILING ADDRESS, CITY, STATE, ZIP
11772 Sorrento Valley Rd Ste 100

EMAIL ADDRESS

PROPERTY OWNER PHONE #
CAVE, MARCELLUS W & CAVE, KRESS
WATTS, DJ TRUST DEAN G & JUDITH D WATTS, TT

MAILING ADDRESS, CITY, STATE, ZIP
2209 IDAHO ST CARSON CITY, NV 89701
3050 KINGS CANYON RD CARSON CITY, NV 89703

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #
Manhard Consulting 775-321-6538

MAILING ADDRESS, CITY, STATE, ZIP
241 Ridge St. Ste 410 Reno, NV 89501

EMAIL ADDRESS
kdowns@manhard.com

FOR OFFICE USE ONLY:

ZONING MAP AMENDMENT

FEE: \$2,450.00 + noticing fee

SUBMITTAL PACKET

Application Form
Written Project Description
Site Plan
Proposal Questionnaire With Both Questions and
Answers Given, Supporting Documentation
Applicant's Acknowledgment Statement
6 Completed Application Packets (1 Original + 5
Copies)
Documentation of Taxes Paid-to-Date (1 copy)
Project Impact Reports (Engineering-4 copies)
CD containing application data (all to be
submitted once application is deemed complete
by staff)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal
schedule.

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

Project's Assessor Parcel Number(s) 009-281-01, 009-281-07	Street Address 449 W. Appion Way, 382 W. Patrick St.	ZIP Code
Project's Master Plan Designation Community, Regional Commercial	Project's Current Zoning Retail Commercial (RC), Single-Family 1 Acre (SF1A)	Nearest Major Cross Street(s) Cochise St., Voltaire St.

Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC), Section 18.02.075. In addition
to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.

PROPERTY OWNER'S AFFIDAVIT

I, KRESS CAVE, 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.

Kress Cave
Signature

2209 IDAHO ST
Address
CARSON CITY
NV 89701

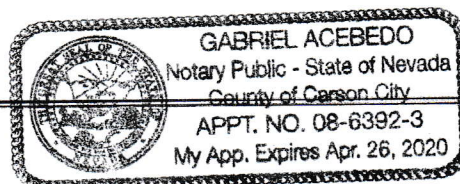
8/14/18
Date

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

State of Nevada Carson City
On August 14, 2018, Kress Cave

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.

Gabriel Acebedo
Notary Public



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

FILE # ZMA – 18 -

APPLICANT PHONE #
C.W. Clark, Inc 858-452-7170

MAILING ADDRESS, CITY, STATE, ZIP
11772 Sorrento Valley Rd Ste 100

EMAIL ADDRESS

PROPERTY OWNER, 775-849-1647 775-883-1700 PHONE #
CAVE, MARCELLUS W & CAVE, KRESS
WATTS, DJ TRUST DEAN G & JUDITH D WATTS, TT

MAILING ADDRESS, CITY, STATE, ZIP
2209 IDAHO ST CARSON CITY, NV 89701
3050 KINGS CANYON RD CARSON CITY, NV 89703

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #
Manhard Consulting 775-321-6538

MAILING ADDRESS, CITY, STATE, ZIP
241 Ridge St. Ste 410 Reno, NV 89501

EMAIL ADDRESS
kdowns@manhard.com

FOR OFFICE USE ONLY:

ZONING MAP AMENDMENT

FEE: \$2,450.00 + noticing fee

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CD containing application data (all to be
submitted once application is deemed complete
by staff)

Application Reviewed and Received By:

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schedule.

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

Project's Assessor Parcel Number(s) Street Address ZIP Code
009-281-01, 009-281-07 449 W. Appion Way, 382 W. Patrick St.

Project's Master Plan Designation Project's Current Zoning Nearest Major Cross Street(s)
Community, Regional Commercial Retail Commercial (RC),
Single-Family 1 Acre (SF1A) Cochise St., Voltaire St.

Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC), Section 18.02.075. In addition
to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.

PROPERTY OWNER'S AFFIDAVIT

I, MARCELLUS W. CAVE 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.

Marcellus W. Cave
Signature

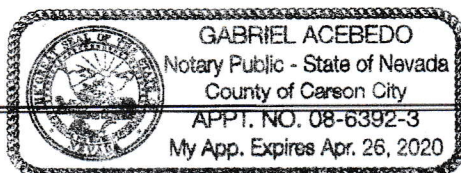
3270 White PINE DR
Address
New Washoe City, NV 89704

8-14-18
Date

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

State of Nevada Carson City
On August 14, 2018, Marcellus W. Cave, 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.

[Signature]
Notary Public



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:

ZONING MAP AMENDMENT

FILE # ZMA - 18 -

FEE: \$2,450.00 + noticing fee

APPLICANT

PHONE #

C.W. Clark, Inc

858-452-7170

MAILING ADDRESS, CITY, STATE, ZIP

11772 Sorrento Valley Rd Ste 100

EMAIL ADDRESS

PROPERTY OWNER

PHONE #

CAVE, MARCELLUS W & CAVE, KRESS
WATTS, DJ TRUST DEAN G & JUDITH D WATTS, TT

MAILING ADDRESS, CITY, STATE, ZIP

2209 IDAHO ST. CARSON CITY, NV 89701

3050 KINGS CANYON RD CARSON CITY, NV 89703

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE

PHONE #

Manhard Consulting

775-321-6538

MAILING ADDRESS, CITY, STATE, ZIP

241 Ridge St. Ste 410 Reno, NV 89501

EMAIL ADDRESS

kdowns@manhard.com

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schedule.

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

Project's Assessor Parcel Number(s)

009-281-01, 009-281-07

Street Address

449 W. Apion Way, 382 W. Patrick St.

ZIP Code

Project's Master Plan Designation

Community, Regional Commercial

Project's Current Zoning

Retail Commercial (RC),
Single-Family 1 Acre (SF1A)

Nearest Major Cross Street(s)

Cochise St., Voltaire St.

Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC), Section 18.02.075. In addition
to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.

PROPERTY OWNER'S AFFIDAVIT

I, Judith D. Watts, Trustee, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that
I have knowledge of, and I agree to, the filing of this application.

Signature

Address

Date

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

On August 14, 2018, Judith D. Watts, personally appeared before me, a
notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to
me that he/she executed the foregoing document.

Notary Public



RAQUEL ARAUJO
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
April 30, 2019

Master Plan Policy Checklist

Master Plan and Zoning Map Amendments

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 Master Plan Map Amendments and Zoning Map Amendments. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Appion Way

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 Master Plan or Zoning Map Amendment can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed amendment 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 amendment:

- ☒ Discourage growth outside areas planned to be served by community water and wastewater facilities as identified in the Water and Wastewater Master Plans (1.1b)?
- N/A ☐ Promote infill and redevelopment in an identified priority area (1.2a)?
- N/A ☐ At adjacent county boundaries, minimize potential land use conflicts with adjacent properties (1.5a)?

- N/A ☐ Adjacent to State or Federal lands, ensure compatibility with planned adjacent uses and access (1.5b)
- ☒ Located to be adequately served by city services including fire and sheriff services, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?
- ☒ Promote a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities (2.1a)?
- N/A ☐ 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)?
- ☒ Discourage rezoning of properties that create “friction zones” between adjacent land uses, particularly industrial and residential uses (2.1d)?
- ☒ Encourage development outside the primary floodplain and away from geologic hazard areas (3.3d, e)?
- ☒ Provide for zoning consistent with the Land Use designation (Land Use table descriptions)?
- ☒ Meet the location criteria for the applicable Land Use designation (Land Use 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 amendment:

- N/A ☐ Provide opportunities to expand parks and recreation opportunities (4.2a)?
- 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 amendment:

- ☒ Help maintain and enhance the primary job base (5.1)?

- N/A ☐ 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)?
- ✗ Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- N/A ☐ Promote revitalization of the Downtown core (5.6a)?
- N/A ☐ Encourage the incorporation of additional housing in and around the Downtown (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 amendment:

- ✗ Promote compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- N/A ☐ If located in an identified Mixed-Use Activity Center or m area, provide for the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- N/A ☐ Encourage an appropriate mix of housing models and densities based upon the location, size and surrounding neighborhood context (9.1a)?
- ✗ Discourage "spot" rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map or that are not contiguous with lots zoned for a comparable density (9.4b)?

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 amendment:

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



Master Plan and Zoning Map Amendment Development Checklist



CARSON CITY

Capital of Nevada

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

Secured Tax Inquiry Detail for Parcel # 009-281-01

Property Location: 449 W APPION WY
Billed to: CAVE, MARCELLUS W & CAVE, KRESS
2209 IDAHO ST
CARSON CITY, NV 89701-0000

Tax Year: 2018-19
Roll #: 003385
District: 1.7
Tax Service:
Land Use Code: 200

[Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

No Prior Year Taxes

Current Year

08/20/18	561.54		561.54	.00	561.54	<--Pay
10/01/18	560.00		560.00	.00	1,121.54	<--Pay
01/07/19	560.00		560.00	.00	1,681.54	<--Pay
03/04/19	560.00		560.00	.00	2,241.54	<--Pay
Totals:	2,241.54	.00	2,241.54	.00		

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

Additional Information

	2018-19	2017-18	2016-17	2015-16	2014-15
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	.2	3.2	3.0
Abatement Amount	937.57	1,052.20	932.35	549.25	371.23



CARSON CITY

Capital of Nevada

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

Secured Tax Inquiry Detail for Parcel # 009-281-07

Property Location: 382 W PATRICK ST
Billed to: WATTS, DJ TRUST 8/25/16
% DEAN G & JUDITH D WATTS, TT
3050 KINGS CANYON RD
CARSON CITY, NV 89703-0000

Tax Year: 2018-19
Roll #: 018970
District: 1.7
Tax Service:
Land Use Code: 400

[Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
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No Prior Year Taxes

Current Year

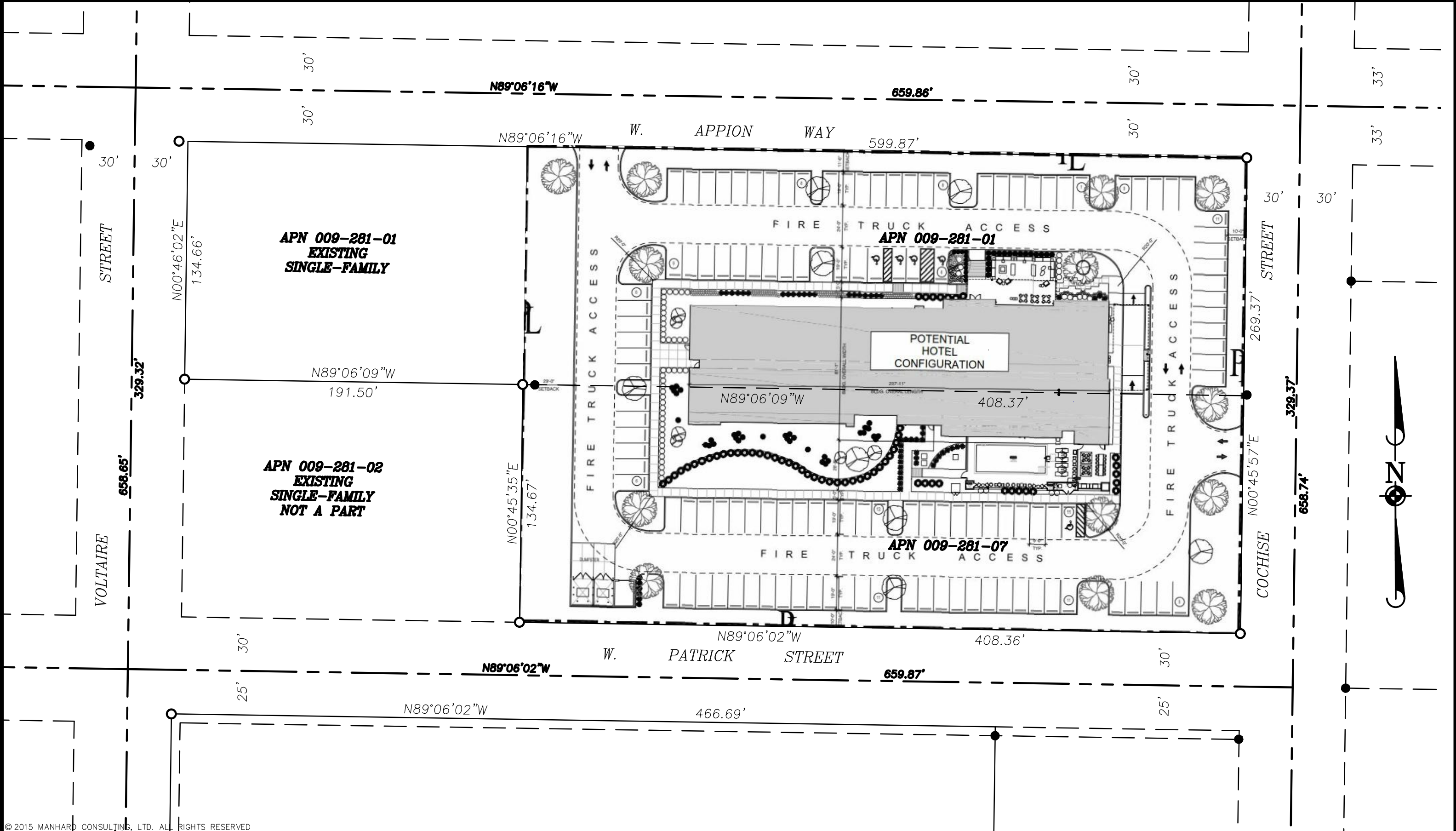
08/20/18	793.44		793.44	793.44	.00	
10/01/18	792.00		792.00	.00	792.00	<--Pay
01/07/19	792.00		792.00	.00	1,584.00	<--Pay
03/04/19	792.00		792.00	.00	2,376.00	<--Pay

Totals:	3,169.44	.00	3,169.44	793.44		
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[Payment Cart](#)[History](#)

Additional Information

	2018-19	2017-18	2016-17	2015-16	2014-15
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	.2	3.2	3.0
Abatement Amount	2,887.34	3,054.48	2,285.74	2,004.77	2,313.80



© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

DATE	REVISIONS	DRAWN BY	CHECK BY



241 Ridge Street, Suite 400, Reno, NV 89501 ph:775-746-3500 fx:775-746-3580 www.manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

ZONING MAP AMENDMENT			
APPION WAY CONCEPTUAL SITE PLAN			
CARSON CITY, NEVADA			
DRAWN BY: DMK	DATE: AUGUST 2018	SCALE: 1"=50'	CODE: CWC.CCNC.03





VOLTAIRE STREET

COCHISE STREET

WEST APPION WAY

WEST PATRICK STREET

009-281-01
1.86 AC

009-281-02

009-281-07
1.27 AC



LEGEND
PROJECT BOUNDARY
COMMUNITY/REGIONAL COMMERCIAL

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Manhard
CONSULTING LTDTM

241 Ridge Street, Suite 400, Reno, NV 89501 tel: (775) 748-3520 fax: (775) 748-3520 www.manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

APPION WAY

CARSON CITY, NEVADA

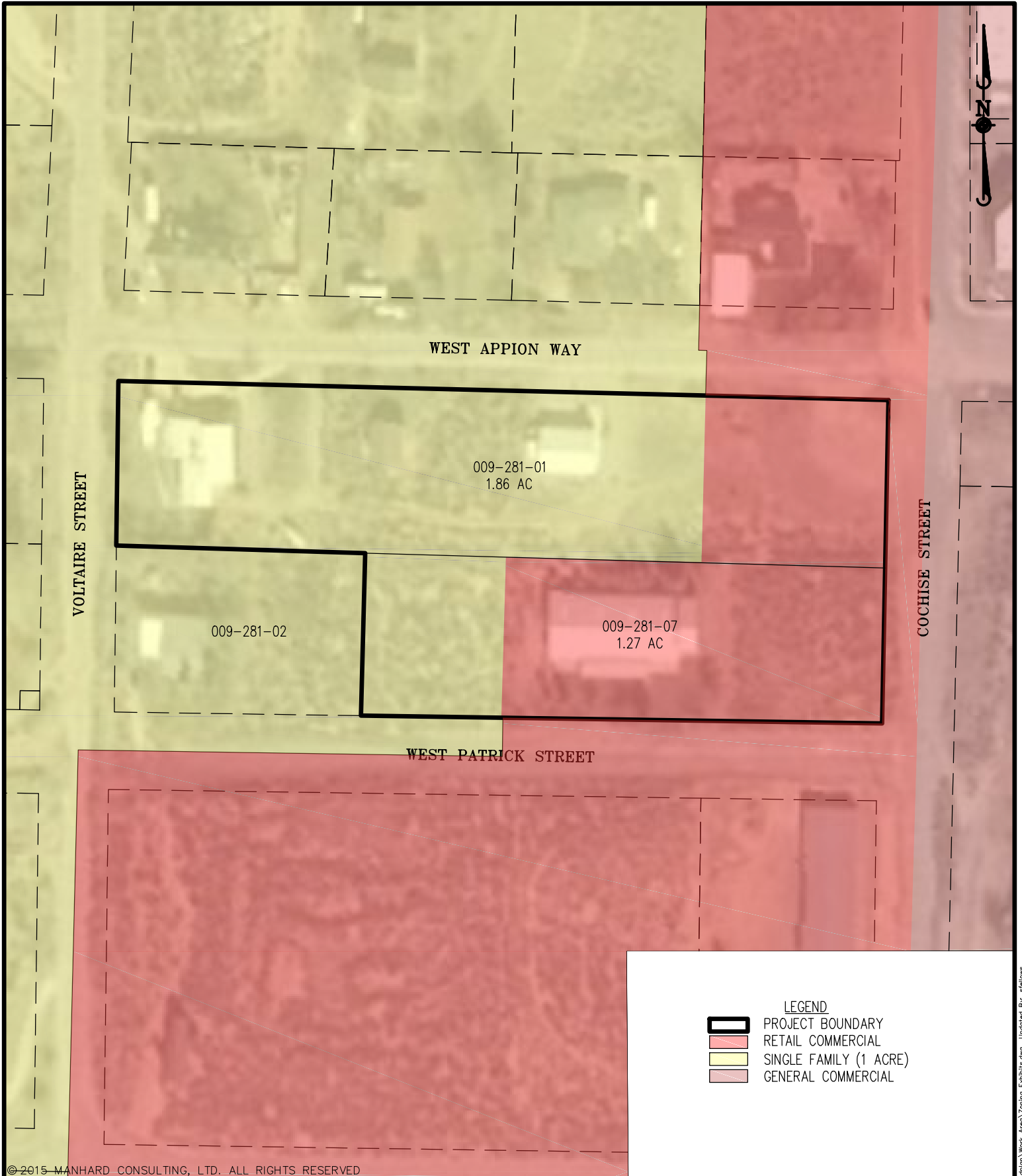
EXISTING MASTER PLAN DESIGNATION

PROJ. MGR.: CMB
DRAWN BY: SDF
DATE: AUG 2018
SCALE: 1"=100'

SHEET

EXHIBIT
CWC.CCNV03

1



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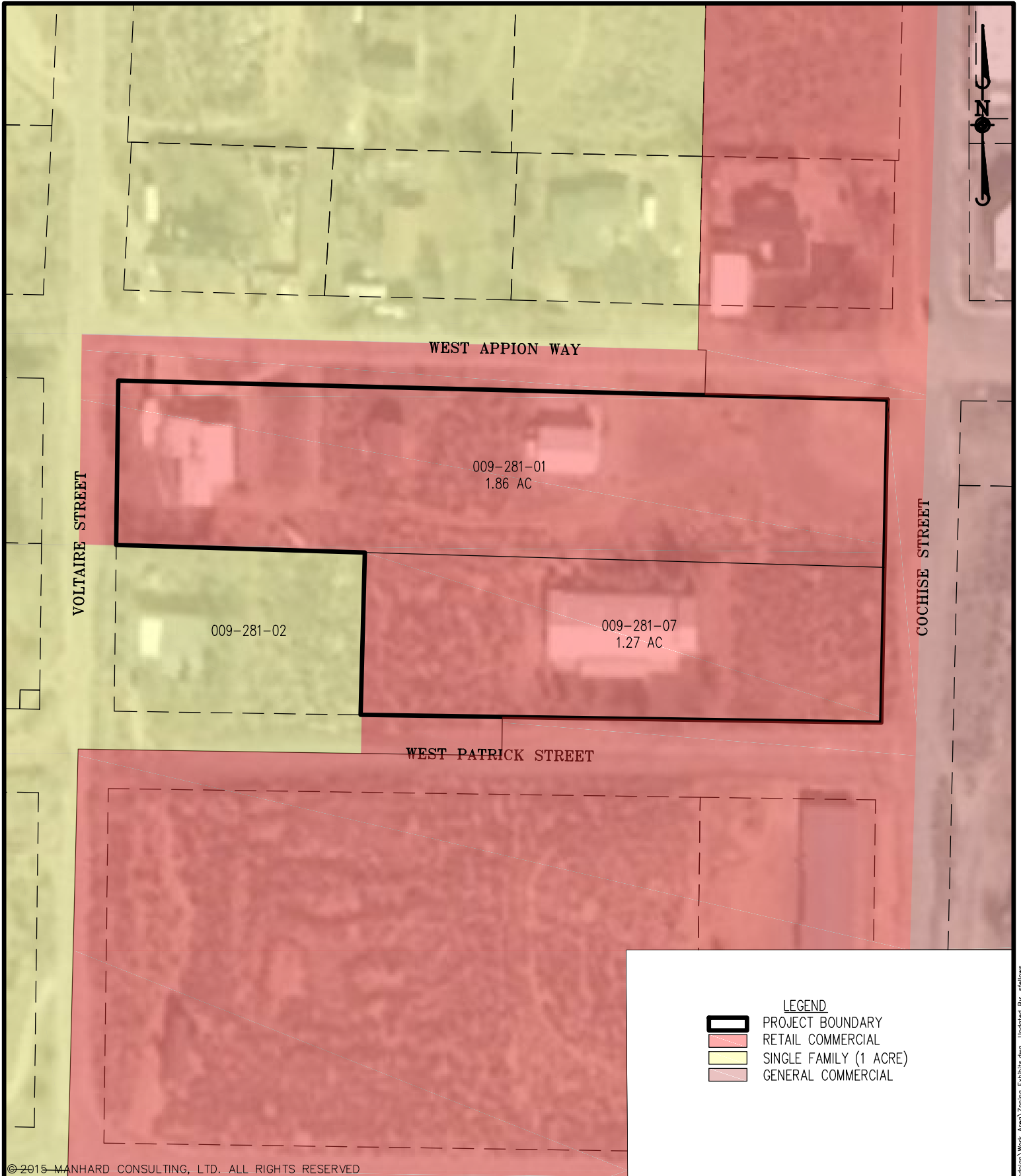
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LEGEND <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="width: 15px; height: 15px; border: 2px solid black; margin-right: 5px;"></div> PROJECT BOUNDARY <div style="width: 15px; height: 15px; background-color: red; margin-right: 5px;"></div> RETAIL COMMERCIAL <div style="width: 15px; height: 15px; background-color: yellow; margin-right: 5px;"></div> SINGLE FAMILY (1 ACRE) <div style="width: 15px; height: 15px; background-color: #f08080; margin-right: 5px;"></div> GENERAL COMMERCIAL </div>	
APPION WAY CARSON CITY, NEVADA EXISTING ZONING	
PROJ. MGR.: <u>CMB</u> DRAWN BY: <u>SDF</u> DATE: <u>AUG 2018</u> SCALE: <u>1"=100'</u>	SHEET <div style="font-size: 2em; font-weight: bold; margin: 10px 0;">EXHIBIT</div> <div style="font-size: 3em; font-weight: bold; margin: 0 10px;">1</div> <div style="font-weight: bold; margin-top: 5px;">CWC.CCNV03</div>

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APPION WAY CARSON CITY, NEVADA PROPOSED ZONING	
PROJ. MGR.: <u>CMB</u> DRAWN BY: <u>SDF</u> DATE: <u>AUG 2018</u> SCALE: <u>1"=100'</u>	SHEET <div style="font-size: 2em; font-weight: bold; margin: 10px 0;">EXHIBIT</div> <div style="font-size: 3em; font-weight: bold; margin: 0 10px;">1</div> <div style="font-weight: bold; margin-top: 5px;">CWC.CCNV03</div>

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APPION WAY ZONING MAP AMENDMENT APPLICATION

SUBMITTED AUGUST 15, 2018

APPLICATION QUESTIONNAIRE

Please type or print in black ink on separate sheets. Attach to your application. List each question, then respond in your own words.

GENERAL REVIEW OF PERMITS

Source: CCMC 18.02.050 (Review) and 18.02.075 (ZMA). The Board of Supervisors and the Planning Commission in reviewing and judging the merit of a proposal for a variance, special use permit, or a zoning map amendment, shall direct its considerations to, and find that in addition to other standards in this title, the following conditions and standards are met:

1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.

A. In reviewing the attached Carson City Master Plan Policy Checklist, determine which Policies are applicable to the proposal. Explain what features of the proposed project support your selection of Goals and Policies concerning land use and related policies for the neighborhood where the subject project is located.

Chapter 3: A Balanced Land Use Pattern

1. The proposed project is located within an area that is served by community water and wastewater facilities as identified in the Water and Wastewater Master Plans. (1.1b)
2. The proposed project is expected to encourage water conservation efforts through low-water landscaping, low-flow fixtures, irrigation system timers, and/or other water saving devices. (1.1c)
3. The site does not have any distinctive topographic features (1.4c)
4. The site is located to be adequately served by city services including fire and sheriff services. (1.5d)
5. The proposed development promotes a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities. (2.1a)
6. The proposed project is located within a C/RC Master Plan designation and implements commercial development. (2.1b)
7. The proposed development will not create any “friction zones” between adjacent land uses. The proposed ZMA includes appropriate mitigation measures to provide a buffer between uses, in accordance with the Carson City Master Plan. (2.1d)
8. The proposed development is not within the 100-year floodplain or other hazardous areas. (3.3d)

Chapter 5: Economic Vitality

1. The proposed development will help maintain and enhance the primary job base in the area by creating new employment opportunities with the proposed development of a hotel. (5.1)
2. The proposed project is within “Redevelopment Area Number 2”. (5.9b)

Chapter 6: Livable Neighborhoods and Activity Centers

1. The proposed project is expected to utilize durable, long-lasting building materials. (6.1a)
2. The proposed project aims to promote variety and visual interest in its design through the incorporation of well-articulated building facades, clearly defined entrances and pedestrian connections, landscaping, and other features as consistent with the City’s Development Standards. (6.1c)
3. The proposed development will provide appropriate height, density, and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects in accordance with the Carson City Municipal Code. (6.2a, 9.3b, 9.4a)
4. Amending The proposed project site to a Retail Commercial designation will ensure that any future development is designed in a manner that minimizes impacts on and is compatible with the existing neighborhoods through the use of appropriate height and density transitions, similar setbacks, and lot coverage, garage and load area location and configuration, the development of park and recreational facilities, connectivity to existing neighborhoods by a pathway system, and other neighborhood specific design considerations. (9.3b)
5. The proposed project will not require “spot” rezoning of parcels and aims to conform more closely with Carson City Master Plan designations. The ZMA is adjacent to existing property zoned RC and is currently split zoned as RC and SF1A. The ZMA is consistent with the C/RC Master Plan designation. (9.4b)

Chapter 7: A Connected City

1. The proposed development will provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density. (12.1a,c)

2. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

A. Describe the land uses and zoning adjoining your property (for example: North: two houses, Single-Family One Acre zoning; East: restaurant, Retail Commercial zoning, etc.), and how your zoning will be compatible with those uses and not cause detrimental impacts.

North: Four houses with Single-Family 1 Acre and Retail Commercial zoning

South: One house, mini-storage and cabinet shop with Retail Commercial zoning

East: Two houses with Single-Family 1 Acre zoning

West: Undeveloped with future development plans for a Starbucks and Chick-Fil-A, zoned General Commercial

B. Describe land use and zoning changes in the general vicinity which have occurred in the previous five-year period.

The opening of the intersection of the US Highway 50 West and Interstate 580 represents a significant change in the vicinity and will encourage commercial development. The intersection is approximately ¼ mile from the project site. This last leg of Interstate 580 opened in August 2017.

A commercial project on W. Appion Way has been approved and is in pre-development. This retail site will include Starbucks and a Chick-fil-A.

3. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

The site has existing public services, and the proposed zone change will have minimal if any impact on these existing services as shown below in 4a, b, c, d, and e.

4. That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area. Be sure to indicate the source of the information that you are providing (private engineer, development engineering, title report, or other sources). Describe how your proposed Zoning Map Amendment will not adversely impact drainage, sewer, water, traffic, schools, emergency services, roadways and other city services.

A. Is drainage adequate in the area to support the density that may occur with the rezoning? How will drainage be accommodated? How have you arrived at this conclusion?

A recent development project to the east of the subject parcels, between Cochise Street and US 395 indicates that there are existing storm drain facilities east of the site located in the US 395 right of way. Proposed development of the parcel between US 395 and the subject site proposes to extend Storm Drain mains to the intersection of Patrick and Cochise to serve this area and adjacent parcels. In the existing condition, the subject parcels have little impervious area with only one residential unit and a separate garage out-building. Existing drainage flows east across Cochise towards US 395. The proposed zone change will allow for a higher impervious development of the total area. This will require any new development to mitigate any increase of runoff on-site. Therefore, it is assumed that there will be no impact to downstream properties or storm drainage facilities.

B. Are the water supplies in the area of your project adequate to meet your needs without degrading supply and quality to others? Is there adequate water pressure? Are the lines in need of replacement? Talk to the Utilities Department for the required information.

According to Carson City GIS data, there are existing 8" PVC water lines running north-south in Cochise and Voltaire Streets fronting APN 009-281-01. The water line in Cochise Street does not

continue south. A proposed development east of Cochise will extend the 8" watermain and provide for potential water connections and/or looping along the entire Cochise frontage. The parcels associated with this ZMA will be served by these lines and future development will extend the public water mains as needed to serve development needs and perpetuate services to any existing customers. The existing water demand for the subject parcel is currently only one single-family residential unit located at the northwest corner of APN 009-281-001. The impact to the existing water system is based upon a comparison of the existing and proposed zoning conditions. The proposed and existing water demands are the same because the existing zonings of SF1A and RC have the same water demand of 1 ac-ft/year.

C. Are roadways sufficient in the area to serve the density that may occur from the rezoning? How have you arrived at this conclusion?

Assuming a 50% Floor Area Ratio Shopping Center use, and the proposed RC zoning designation with a hotel use and the remaining single-family home, Trip Generation Estimates shows a 37.03% decrease in trips from 1313.66 to 826.52 average daily trips. Trip Generation is based on the 9th Edition Institute of Transportation Engineers Trip Generation Manual.

Upon development, the applicant will ensure that the existing roads are sufficient to serve the project.

D. Will the school district be able to serve the student population that may occur from the rezoning? How have you arrived at this conclusion?

The proposed Zoning Map Amendment to Retail Commercial will not have an impact on school district/educational services because there will be no increase to the student population.

E. Are adequate means of access available for emergency vehicles to serve the site? What is the approximate response time for emergency vehicles? If your application is approved to rezone the property, will additional means of access be required for increased density? Or will existing access ways be adequate? How have you arrived at this conclusion?

The Carson City Sheriff's Office currently provides police services to this area and will continue to provide services. The project area is within the 100516 Police Run District. The proposed amendment to RC (from RC/SF1A split zoning) may have minimal additional impact than development of the site under the existing zoning, because it is assumed that a slightly larger commercial development is possible with approval of the Zoning Map Amendment.

Carson City is served by three full-time fire stations. The closest fire station to the project site is located at 4649 Snyder Avenue (Station 53), approximately .8 miles away, and has a +/-3 minute response time. There may be minimal additional impact than development of the site under the existing zoning, because it is assumed that a slightly larger commercial development is possible with approval of the Zoning Map Amendment. The project will be required to provide adequate means of access for emergency vehicles to serve the site and adequate circulation within the site.

ACKNOWLEDGMENT OF APPLICATION

Please type the following signed statement at the end of your application questionnaire:

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.



Applicant

Craig Clark
Print Name

8/15/18
Date

Project Impact Report- Water

The proposed project is a Zoning Map Amendment (ZMA) to change the zoning of APNs 009-281-01 and 009-281-07, located east of Cochise Street, between W. Appion Way and W. Patrick Street, in Carson City, Nevada, from split zoning of Retail Commercial (RC) and Single-Family (SF) to one zoning designation of Retail Commercial (RC). In existing zoning conditions, there are 1.75 ac of Single-Family residential designated at SF1A (1 unit/ac) and 1.35 ac of Retail Commercial. The proposed zoning change will convert all the property, 3.10 ac, to Retail Commercial.

According to Carson City GIS data, there are existing 8" PVC water lines running north-south in Cochise and Voltaire Streets fronting APN 009-281-01. The water line in Cochise Street does not continue south. A proposed development east of Cochise will extend the 8" watermain and provide for potential water connections and/or looping along the entire Cochise frontage. The parcels associated with this ZMA will be served by these lines and future development will extend the public water mains as needed to serve development needs and perpetuate services to any existing customers.

The existing water demand for the subject parcel is currently only one single-family residential unit located at the northwest corner of APN 009-281-001. The impact to the existing water system is based upon a comparison of the existing and proposed zoning conditions.

Water Demand Estimates (gpm)						
	Existing			Proposed		
Zoning	Ac-ft/yr	ADD	PDD ¹	Ac-ft/yr	ADD	PDD ¹
General Industrial						
Single Family Residential	1.75	1.1	2.3			
Apartments						
Commercial	1.35	0.8	1.6	3.10	1.9	3.9
Park/Open Space						
Total	3.10	1.9	3.9	3.10	1.9	3.9
¹ PDD is 2.05 * MDD						

The proposed and existing water demands are the same because the existing zonings of SF1A and RC have the same water demand of 1 ac-ft/year.

Project Impact Report- Sewer

The proposed project is a Zoning Map Amendment (ZMA) to change the zoning of APNs 009-281-01 and 009-281-07, located east of Cochise Street, between W. Appion Way and W. Patrick Street, in Carson City, Nevada, from split zoning of Retail Commercial (RC) and Single-Family (SF) to one zoning designation of Retail Commercial (RC). In existing zoning conditions, there are 1.75 ac of Single-Family residential designated at SF1A (1 unit/ac) and 1.35 ac of Retail Commercial. The proposed zoning change will convert all the property, 3.10 ac, to Retail Commercial.

A recent development project to the east of the subject parcels, between Cochise and US 395 indicates that there is an existing sanitary sewer main locate at the intersection of Appion and Cochise. It is proposed that this sewer main will be utilized to serve development on this parcel.

The existing sewer demand for the subject parcel is currently only one single-family residential unit located at the northwest corner of APN 009-281-001. The impact to the existing sewer system is based upon a comparison of the existing and proposed zoning conditions. The residential zoning sewer demand is assumed to be 250 gpd per unit and the commercial zoning sewer demand is assumed to be 10,000 gpd/ac.

Sewage Loading Estimates (gpd)				
	Existing		Proposed	
Zoning	Ave. Day	Peak Day ¹	Ave. Day	Peak Day ¹
General Industrial				
Single Family Residential	250	750		
Apartments				
Commercial	13,500	13,500	31,000	31,000
Park/Open Space				
Total	13,750	14,250	31,000	31,000
¹ estimated for peaking factor of 3 is for residential zoning only				

There will be an increase in the overall sewer demand for these parcels based on the zoning comparison. Actual development of the parcels will determine actual sewer contributions.

Project Impact Report- Drainage

The proposed project is a Zoning Map Amendment (ZMA) to change the zoning of APNs 009-281-01 and 009-281-07, located east of Cochise Street, between W. Appion Way and W. Patrick Street, in Carson City, Nevada, from split zoning of Retail Commercial (RC) and Single-Family (SF) to one zoning designation of Retail Commercial (RC). In existing zoning conditions, there are 1.75 ac of Single-Family residential designated at SF1A (1 unit/ac) and 1.35 ac of Retail Commercial. The proposed zoning change will convert all the property, 3.10 ac, to Retail Commercial.

A recent development project to the east of the subject parcels, between Cochise and US 395 indicates that there are existing storm drain facilities east of the site located in the US 395 right of way. Proposed development of the parcel between US 395 and the subject site proposes to extend Storm Drain mains to the intersection of Patrick and Cochise to serve this area and adjacent parcels.

The following is a comparison of developed runoff coefficients based upon existing and proposed zoning.

Storm Water Runoff Coefficient Comparison				
	Existing		Proposed	
Zoning	C-value	Area * C-Value	Ave. Day	Peak Day ¹
General Industrial				
Single Family Residential	0.5	0.88		
Apartments				
Commercial	.85	1.15	0.85	2.64
Park/Open Space				
Total	n/a	2.03	n/a	2.64
Result	Potential 30% increase in developed flows			

In the existing condition, the subject parcels have little impervious area with only one residential unit and a separate garage out-building. Existing drainage flows east across Cochise towards US 395.

The proposed zone change will allow for a higher impervious development of the total area. This will require any new development to mitigate any increase of runoff on-site. Therefore, it is assumed that there will be no impact to downstream properties or storm drainage facilities.