

## STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MARCH 27, 2019

FILE NO: SUP-19-013

AGENDA ITEM: E.3

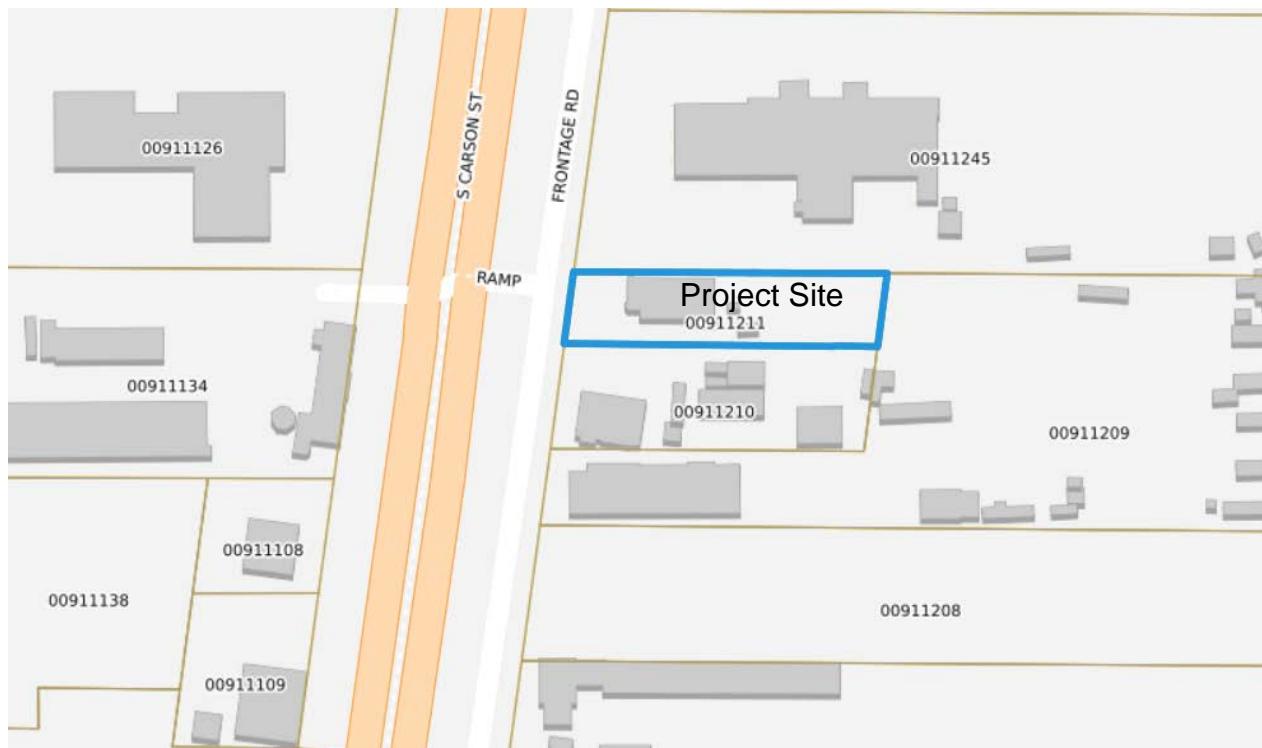
STAFF CONTACT: Heather Ferris, Associate Planner

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a Special Use Permit for a dog boarding facility offering daycare, overnight boarding, and grooming. The subject property is located at 3101 South Carson Street, APN 009-112-11. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org))

**STAFF SUMMARY:** *The applicant is seeking to provide a dog boarding facility for a maximum of 40 dogs. Carson City Municipal Code (CCMC) 18.04.130.3 allows dog boarding facilities in the Retail Commercial zoning district subject to approval of a Special Use Permit.*

**RECOMMENDED MOTION:** I move to approve SUP-19-013, 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 (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.

**The following shall be submitted with any site improvement permit or building permit application:**

5. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any site improvement permit or building permit application.
6. The applicant must submit to the Building Division for a change of use.
7. The applicant must install a fire alarm and fire sprinkler systems.
8. The applicant must install a Knox box for key access.
9. The applicant shall provide a lighting plan consistent with Carson City Development Standards.
10. The applicant shall provide landscaping consistent with the Carson City development Standards, Division 3- Landscaping. The applicant shall include a dense perimeter hedge on the interior of the fence that will help to minimize noise impacts to neighboring properties.
11. The building permit must include a trash enclosure which meets the requirements of Development Standards Division 1.2.6. Location and design of trash enclosures must meet the requirements of CCMC 18.09.100.
12. The building permit must indicate the designated area for the animal waste containers required in Condition 30 of this Special Use Permit. The containers must be kept a minimum of 30 feet from the north and south property lines and 100 feet from the east and west property lines. The designated area for the containers will be reviewed and approved by the Planning Division.
13. Parking must be provided at a minimum ratio of 1 space for every 250 square feet of gross floor area. The applicant shall provide a parking plan, showing a minimum of 11 spaces. The parking layout must meet the Carson City Standard details.
14. The parking and drive aisles must be paved.
15. The applicant shall provide a water main analysis for the installation of fire sprinklers.

16. Backflow preventers meeting State requirements will be required on domestic water line and the fire water line as close to the property line as is practicable.
17. If 10,000 square feet or more of impervious space is added, a drainage study will be required and the difference between the pre and post project storm runoff must be detained in a detention basin.
18. The applicant shall construct sidewalk and an ADA compatible driveway apron along the frontage of the parcel. These improvements must be compatible with the South Carson Street project.
19. The calculation of the water connection fee will be based on an estimated domestic water usage of 10 gallons per day per animal, consistent with other similar facilities in Carson City.
20. Storm runoff from the outdoor area must go to an infiltration basin, with an overflow to the City system in order to reduce storm water contamination. The detail of this system shall be included on the site improvement permit and is subject to review and approval of the City Engineer.
21. The floors and walls of indoor housing facilities and any other surfaces in contact with the animals must be impervious to moisture. The ceilings of indoor housing facilities must be impervious to moisture or be replaceable (e.g., a suspended ceiling with replaceable panels).
22. The applicant must incorporate material (e.g., acoustic baffles or acoustic foam) into the construction of the individual kennels and the facility as a whole to help to mitigate noise that may be generated from inside of the building. The materials shall be called out on the building plans and the specifications provided for review and approval by the Planning Division.
23. Prior to commencing the use the applicant shall install a 6' foot solid perimeter fence on the north, south, and east, sides of the parcel, consistent with the submitted development plans. An additional cross fence will be placed between the rear parking area and the play yards.
24. Separation of occupancies shall be addressed by a design professional and reviewed by the Building Official.
  - a. The HVAC system for the office and the balance of the building must be separate. The system must be designed to the satisfaction of the Building Official.
  - b. If the proposed use is a U occupancy and the office is a B occupancy, separation must comply with the International Building Code 2018.
25. Construction times are limited to 7:00 am to 7:00 pm, Monday through Friday and 7:00 am to 5:00 pm Saturday and Sunday.

**The following applies to the site throughout the life of the project:**

26. Maintenance of the fences and all on-site landscaping shall be the responsibility of the property owner in perpetuity.

27. Animal access to outdoor areas, including outdoor kennel areas shall be limited to between the hours of 8:00 am and 5:00 pm.
28. The applicant shall be responsible for ensuring that the total number of dogs in the play yards at any one time is no more than 7. Dogs shall never be left unattended when in the play yards.
29. Acoustic or outdoor sound blankets shall be hung on the outdoor kennel areas to help to reduce noise. The blankets shall be in place prior to commencing the use and shall be maintained in perpetuity.
30. The applicant shall be responsible for ensuring that animal waste is picked-up a minimum of 2 times daily; stored in a weather-tight, covered container, and disposed of properly on a weekly basis.
31. The applicant shall be responsible for maintaining compliance with Carson City Municipal Code *Title 7- Animals*.
32. Approval is granted for a Special Use Permit to allow for a maximum of 40 dogs at any one time for overnight boarding, daycare, and/or grooming, within the existing 2,715 square foot building.
33. This approval does not include the proposed 2,000 square foot future expansion. Any future expansion will require the applicant to obtain a modification to the Special Use Permit.

**LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits), CCMC 18.04.130 Retail Commercial (RC)

**MASTER PLAN DESIGNATION:** Mixed-Use Commercial

**ZONING DISTRICT:** Retail Commercial

**KEY ISSUES:** Will the proposed development of the dog boarding facility be compatible with the surrounding neighborhood, as well as Retail Commercial uses? Will the project be in keeping with the standards of the Carson City Municipal Code?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: Retail Commercial / car dealership

EAST: Retail Commercial / mobile home Park

WEST: Retail Commercial / carwash and tire shop

SOUTH: Retail Commercial / retail and residential

**ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: 0.2 % chance flood hazard

EARTHQUAKE FAULT: beyond 500 feet

SLOPE/DRAINAGE: fairly level

**SITE DEVELOPMENT INFORMATION:**

LOT SIZE: 0.48 acres

STRUCTURE SIZE: Existing 2,715 square foot retail building

PARKING: 7 existing spaces; a minimum of 4 more spaces will be developed  
VARIANCES REQUESTED: None

**PREVIOUS REVIEWS:** none

**DISCUSSION:**

The applicant is requesting approval of a Special Use Permit for a dog boarding facility, including overnight boarding, daycare, and grooming for a maximum of 40 dogs. Carson City Municipal Code (CCMC) 18.03.010 defines a kennel “as a place where ten (10) or more dogs of not less than six months of age are kept, harbored, boarded, or maintained at any given time.” Pursuant to CCMC 18.04.130, a kennel is allowed in the Retail Commercial zoning district subject to first obtaining approval of a Special Use Permit.

The subject parcel is approximately ½ acre in size with an existing 2,715 square foot retail building. The applicant is proposing to remodel the existing space to accommodate the dog boarding facility. The facility will provide space for 40 dogs in 28 kennels, including 13 kennels with both indoor and outdoor areas. The remaining kennels would provide indoor areas only. The rear of the parcel would be used as the play yards for the dogs and the perimeter of the property would be fenced using 6 foot tall solid white vinyl fencing.

Carson City Municipal Code does not contain any specific standards related to kennels; however there are several issues of particular importance to the review of this request.

Parking: Parking requirements are outlined in Division 2 of the Carson City Development Standards. Parking must be provided at a ratio of 1 space per 250 square feet of gross floor area. Therefore, the applicant must provide a minimum of 11 parking spaces to accommodate parking for the existing building. As shown on the development plans an adequate number of parking spaces are being provided. However, staff has some concerns with regard to the layout of the parking, particularly in the rear of the building; therefore the applicant will be required to submit, with the building permit, a detailed parking plan for review and approval. The parking and drive aisles must be paved and the parking layout must meet Carson City Standard Details.

Odors: Odors can become a nuisance when dog waste is not picked up and properly disposed of. In order to mitigate odors and their impacts on neighboring properties, staff is recommending a condition that requires animal waste to be picked-up a minimum of 2 times daily; stored in a weather-tight, covered container, and disposed of properly on a weekly basis. Additionally, there will be a designated area for the storage of the waste containers to ensure they are as far as possible from neighboring properties.

Noise: Neighboring property owners have already expressed concern regarding the potential for noise from barking dogs. Staff is recommending conditions to help to mitigate outdoor noise, including (1) limiting access to outdoor areas, including outdoor kennel areas, to between the hours of 8:00 am and 5:00 pm; (2) limiting the total number of dogs allowed to be in the play yards at any one time to no more than 7; and (3) requiring the use of acoustic or outdoor sound blankets to be hung on the outdoor kennel areas to help to reduce noise. Staff is also recommending a condition requiring the applicant incorporate materials (e.g., acoustic baffles or acoustic foam) into the construction of the individual kennels and the facility as a whole to help to mitigate noise that may be generated from inside the building.

Future Expansion: The applicant has proposed a future expansion of the business to include

a metal building, approximately 2,000 square feet in size with 20 to 24 additional kennels. Additionally, the future expansion would include indoor play yards. No additional information is given regarding the parking accommodations or the increase in the number of dogs. Given the lack of specificity related to the future expansion staff recommends that the future expansion NOT receive an entitlement as part of the review of this Special Use Permit. In order to receive an entitlement for the future expansion of the facility, the applicant will be required to obtain approval of a modification to the Special Use Permit.

**PUBLIC COMMENTS:** Public notices were mailed to 40 property owners and 8 mobile home park residents within 600 feet of the subject site on March 7, 2019. As of the writing of this report staff has received one letter in opposition to this project (attached). Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on the submittal date 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.

Engineering Division:

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

- Site improvement plans and construction must meet Carson City Development Standards and Standard Details, including but not limited to the following:
  - A water main analysis will be required for the installation of fire sprinklers.
  - Backflow preventers meeting State requirements will be required on the domestic water line and the fire water line as close to the property line as is practicable.
  - All parking and drive aisles must be paved.
  - If 10,000 square feet or more impervious space is added a drainage study will be required and the difference between the pre and post project storm runoff must be detained in a detention basin.
  - The parking layout must meet Carson City Standard Details.
  - Per CCDS 11.12.081 sidewalk and an ADA compatible driveway apron are required along the frontage of the parcel. These improvements must be compatible with the South Carson Street project.
- An estimated domestic water usage of 10 gallons per day ("gpd") per animal must be used instead of 8 gpd for calculating the connection fee, which is based on the difference between the historic water usage and the proposed usage. This is approximately the average water use per animal of facilities in Carson City that have dog boarding and grooming.
- Animal waste must be removed daily from the outdoor area, and the storm runoff from this area must go to an infiltration basin, with an overflow to the City system, to reduce storm water contamination.

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 request is for a facility that would accommodate approximately 40 dogs. Development Engineering reviewed impact statements for similar businesses and found that the average trip generation was 1.72 average trips per day and 0.32 peak hour trips per dog. The requested facility can be expected to generate 68.8 average daily trips, and 12.8 peak hour trips. The project site was formerly a gun store. The ITE manual gives traffic generation rates for specialty retail as 44.32 average daily trips and 5.02 peak hour trips per 1000 square feet of leasable space. The building is 2,715 square feet, so the previous use could have been expected to generate 120.3 average daily trips and 13.6 peak hour trips. The requested use therefore, can be expected to have an affectual decrease in trip generation.

The proposed parking layout does not meet Carson City Standard Detail C-5.5.1, however it appears that the parking spaces proposed in the back of the facility could be adjusted to perpendicular parking from angled parking to meet this standard detail.

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

The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project. The water usage of the previous business was about 300 gpd. At 10 gpd per animal the proposed facility would have a demand of 400 gpd. Also, the required fire flow is expected to be similar other structures in the area. The Carson City Public Works department has reviewed the water and sewer mains adjacent to the site and determined that the additional use is well within the remaining capacity in the mains.

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

Development Engineering has no comment on this finding.

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

The project meets engineering standards for health and safety provided that the above conditions of approval are met.

**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.

**Building Division:**

- 1) Building will require separation of occupancies addressed by a design professional
  - a. HVAC system must be a separate system from the office between the different uses.
  - b. If the proposed use is a U occupancy and the office is a B separation must comply with a the International Building Code 2018
- 2) The floors and walls of indoor housing facilities and any other surfaces in contact with the animals must be impervious to moisture. The ceilings of indoor housing facilities must be impervious to moisture or be replaceable, for example, a suspended ceiling with replaceable panels.

Fire Department:

1. Project must comply with the 2018 IFC and northern Nevada fire code amendments.
2. Project is a change of use from an M occupancy to a B occupancy and must go through the Building Division for change of use.
3. Per State Fire Marshal NAC 477.281, project must comply with NFPA 150, Fire and Life Safety in Animal Housing Facilities Code.
4. Project will require fire alarm and fire sprinkler system.
5. Project will require Knox box for key access.

Parks, Recreation and Open Space: no comments

Health: No concerns with the project as submitted.

**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 project site is zoned Retail Commercial with a Mixed-Use Commercial master plan designation. A dog boarding facility is allowed in the Retail Commercial zoning district subject to first obtaining approval of a Special use Permit. The Special Use Permit is consistent with the concept of a strong diversified economic base (Guiding Principle 5). Policy 5.2b encourages the reuse and redevelopment of underused retail spaces along major gateway corridors. The existing retail space will be repurposed into a dog boarding facility, revitalizing an underutilized space and providing a service to the broader community.*

**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 property consists of a 2,715 square foot retail space with the rear of the property being vacant. The surrounding uses include a car dealership, car wash and tire shop, retail space and residences. With the inclusion of the recommended conditions of approval, the project will not result in a detrimental impact to surrounding properties or the general neighborhood.*

*Staff is recommending conditions of approval to help to mitigate noise and the possibility of nuisance odors. In order to mitigate odors and their impacts on neighboring properties, staff is recommending a condition that requires animal waste to be picked-up a minimum of 2 times daily; stored in a weather-tight, covered container, and disposed of properly on a weekly basis.*

*To help to mitigate outdoor noise, staff recommends the following conditions: (1) limiting access to outdoor areas, including outdoor kennel areas, to between the hours of 8:00 am and 5:00 pm; (2) limiting the total number of dogs allowed to be in the play yards at any one time to no more than 7; and (3) requiring the use of acoustic or outdoor sound blankets to be hung on the outdoor kennel areas to help to reduce noise. Staff is also recommending a condition requiring the applicant incorporate materials (e.g., acoustic baffles or acoustic foam) into the construction of*

*the individual kennels and the facility as a whole to help to mitigate noise that may be generated from inside the building. Additionally, the applicant intends to fence the perimeter of the property with 6 foot tall, white vinyl fencing. Staff is recommending a condition requiring the fencing to be installed prior to commencing the use on-site. The fence will not only contain the dogs within the outdoor play yard but will also act to provide privacy for neighboring properties and may provide for some noise attenuation when combined with the other recommended conditions.*

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

*The project is not anticipated to have a detrimental effect on vehicular or pedestrian traffic. The request is for a facility that would accommodate approximately 40 dogs. Development Engineering reviewed impact statements for similar businesses and found that the average trip generation was 1.72 average trips per day and 0.32 peak hour trips per dog. The requested facility can be expected to generate 68.8 average daily trips, and 12.8 peak hour trips. The project site was formerly a gun store. The ITE manual gives traffic generation rates for specialty retail as 44.32 average daily trips and 5.02 peak hour trips per 1000 square feet of leasable space. The building is 2,715 square feet, so the previous use could have been expected to generate 120.3 average daily trips and 13.6 peak hour trips. The requested use therefore, can be expected to have an effectual decrease in trip generation.*

*The proposed parking layout does not meet Carson City Standard Detail C-5.5.1; however it appears that the parking spaces proposed in the back of the facility could be adjusted to perpendicular parking from angled parking to meet this standard detail. Staff is recommending a condition of approval that will require the applicant to submit, with the building permit, a detailed parking plan for review and approval by Community Development and Development Engineering. The parking and drive aisles must be paved and the parking layout must meet Carson City Standard Details. The applicant will also be required to install sidewalk and ADA compatible driveway apron along the frontage of the parcel. The improvements will be reviewed for compatibility with the South Carson Street project.*

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

*The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project. The water usage of the previous business was about 300 gdp. At 10 gpd per animal the proposed facility would have a demand of 400 gpd. Also, the required fire flow is expected to be similar to other structures in the area. The Carson City Public Works department has reviewed the water and sewer mains adjacent to the site and determined that the additional use is well within the remaining capacity in the mains.*

*The project is not expected to have a significant impact on police and fire services. Both the Sheriff's Office and the Fire Department have been given the opportunity to review and comment on the project. Staff has received no comment from the Sheriff's Office; however, the Fire Department has provided comments on the project and their conditions are incorporated as appropriate.*

**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 applicant is requesting approval of a Special Use Permit for a dog boarding facility, including overnight boarding, daycare, and grooming for a maximum of 40 dogs. There are no specific*

*standards for the development of a kennel. Pursuant to Carson City Municipal Code (CCMC) 18.04.130, a kennel is allowed in the Retail Commercial district subject to first obtaining approval of a Special Use Permit.*

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

*The project will not be detrimental to the public health, safety, convenience, or welfare. The applicant is requesting approval of a Special use Permit for a dog boarding facility for overnight stays, daycare, and grooming for a maximum of 40 dogs. Pursuant to CCMC 18.04.130, a kennel is allowed subject to first obtaining approval of a Special Use Permit. Staff has incorporated proposed conditions of approval to help to mitigate impacts to neighboring properties. With the conditions incorporated, the proposed dog boarding facility will not have significant detrimental impacts to the public health, safety, convenience and welfare.*

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

*The project will not result in material damage or prejudice to other properties within the vicinity. The conditions of approval, particularly those related to noise and odor, are intended to mitigate the impact of the project on the area.*

Attachments:

Engineering Division Comments  
Fire Department Comments  
Building Division Comments  
Public Comments  
Application (SUP-19-013)

**Engineering Division  
Planning Commission Report  
File Number SUP-19-013**

**TO:** Heather Ferris - Planning Department  
**FROM:** Stephen Pottéy – Development Engineering Department  
**DATE:** March 19, 2019

**SUBJECT TITLE:**

SUP-19-013 Dog Boarding Facility at 3101 S Carson St, apn 00911211

**RECOMMENDATION:**

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

- Site improvement plans and construction must meet Carson City Development Standards and Standard Details, including but not limited to the following:
  - A water main analysis will be required for the installation of fire sprinklers.
  - Backflow preventers meeting State requirements will be required on the domestic water line and the fire water line as close to the property line as is practicable.
  - All parking and drive aisles must be paved.
  - If 10,000 square feet or more impervious space is added a drainage study will be required and the difference between the pre and post project storm runoff must be detained in a detention basin.
  - The parking layout must meet Carson City Standard Details.
  - Per CCDS 11.12.081 sidewalk and an ADA compatible driveway apron are required along the frontage of the parcel. These improvements must be compatible with the South Carson Street project.
- An estimated domestic water usage of 10 gpd per animal must be used instead of 8 gpd for calculating the connection fee, which is based on the difference between the historic water usage and the proposed usage. This is approximately the average water use per animal of facilities in Carson City that have dog boarding and grooming.
- Animal waste must be removed daily from the outdoor area, and the storm runoff from this area must go to an infiltration basin, with an overflow to the City system, to reduce storm water contamination.

**ENGINEERING DISCUSSION:**

The Engineering Division has reviewed the application within our areas of purview relative to

Engineering Division  
Planning Commission Report

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 request is for a facility that would accommodate approximately 40 dogs. Development Engineering reviewed impact statements for similar businesses and found that the average trip generation was 1.72 average trips per day and 0.32 peak hour trips per dog. The requested facility can be expected to generate 68.8 average daily trips, and 12.8 peak hour trips. The project site was formerly a gun store. The ITE manual gives traffic generation rates for specialty retail as 44.32 average daily trips and 5.02 peak hour trips per 1000 square feet of leasable space. The building is 2,715 square feet, so the previous use could have been expected to generate 120.3 average daily trips and 13.6 peak hour trips. The requested use therefore, can be expected to have an affectual decrease in trip generation.

The proposed parking layout does not meet Carson City Standard Detail C-5.5.1, however it appears that the parking spaces proposed in the back of the facility could be adjusted to perpendicular parking from angled parking to meet this standard detail.

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

The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project. The water usage of the previous business was about 300 gpd. At 10gpd per animal the proposed facility would have a demand of 400 gpd. Also, the required fire flow is expected to be similar other structures in the area. The Carson City Public Works department has reviewed the water and sewer mains adjacent to the site and determined that the additional use is well within the remaining capacity in the mains.

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

Development Engineering has no comment on this finding.

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

The project meets engineering standards for health and safety provided that the above conditions of approval are met.

**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**

03/04/2019

Comments for SUP 19-013:

1. Project must comply with the 2018 IFC and northern Nevada fire code amendments.
2. Project is a change of use from an M occupancy to a B occupancy and must go through the Building Division for change of use.
3. Per State Fire Marshal NAC 477.281, project must comply with NFPA 150, Fire and Life Safety in Animal Housing Facilities Code.
4. Project will require fire alarm and fire sprinkler system.
5. Project will require Knox box for key access.

***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

### **Building Comments**

Heather -

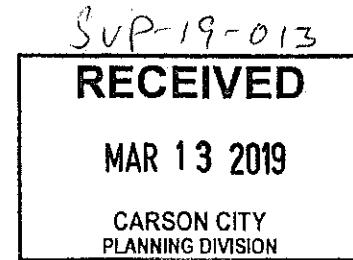
Let's have the following conditions,

- 1) Building will require separation of occupancies addressed by a design professional
  - a. HVAC system must be a separate system from the office between the different uses.
  - b. If the proposed use is a U occupancy and the office is a B separation must comply with a the International Building Code 2018
- 2) The floors and walls of indoor housing facilities and any other surfaces in contact with the animals must be impervious to moisture. The ceilings of indoor housing facilities must be impervious to moisture or be replaceable, for example, a suspended ceiling with replaceable panels.

These will cover the minimums that we need, please let me know if there are other questions, Thank you for your help

Corey

03/12/19



To: Carson City Planning Commission  
Attn: Hope Sullivan, Planning Manager

Dear Carson City Planning Commission,

Carson Dodge respectfully objects to the proposal for a dog boarding facility located at 3101 South Carson Street, Carson City NV, APN 009-112-11.

Immediately north of the shared fence/property line is Carson Dodge's primary staging area for Service customers.

Six days a week there is a constant flow of Service customers with business frequently being conducted within several feet of the fence. This includes very important conversations regarding customer vehicle concerns where clear hearing and the lack of distraction is imperative.

Unfortunately no amount of supervision is going to completely prevent dogs from barking & a six foot solid vinyl fence will not eliminate the noise.

ANY barking what so ever will be an unacceptable distraction and detriment for our customers & employees alike.

Sincerely,

Stephen Christian  
General Manager  
Carson Chrysler Dodge Jeep.  
3059 So Carson St.  
Carson City NV, 89701

775-883-2020

cc. James Cryer, Dealer Principle & owner, Carson Chrysler Dodge Ram.

RECEIVED

FEB 26 2019

CARSON CITY  
PLANNING DIVISION

## 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: 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
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009-112-11

3101 South Carson St., CARSON CITY 89701

Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
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mixed use commercial (MUC) Retail Comm. (RC) Koontz a Sonoma

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

overnight dog boarding, daycare, grooming &amp; some retail services.

## PROPERTY OWNER'S AFFIDAVIT

I, Andrew S. Kassels, 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.Andrew S. Kassels

Signature

22 Oak Ranch Ct Sac. 95831

Address

2/7/19

Date

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

STATE OF NEVADA  
COUNTY )On 2/7/19, 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

See Attached  
Acknowledgment

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

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

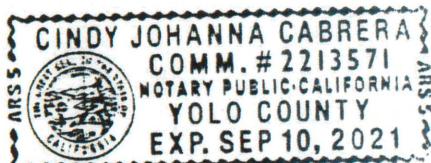
**CIVIL CODE § 1189**

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

State of California  
County of SACRAMENTO }

On February 7<sup>th</sup>, 2019 before me, Cindy Cabrera, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Andrew Stephen Kassels  
Name(s) of Signer(s)

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



*Place Notary Seal and/or Stamp Above*

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

WITNESS my hand and official seal.

Signature

~~Signature of Notary Public~~

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Special Use Permit.

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name:

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian of Conservator

Other: \_\_\_\_\_

**Signer is Representing:**

Signer's Name:

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian of Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

## **SITE PLAN CHECKLIST AND PROJECT IMPACT REPORTS**

**SITE PLAN:** The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded. The site plan shall include the following information:

1. Show a north point arrow and site plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals 20 feet on the original site plan:

0      10      20      30      40      Feet

2. Vicinity map must be shown on the site plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
3. Title block in lower right-hand corner including:
  - (a) Applicant's name, mailing address, and daytime phone number (including area code).
  - (b) The name, mailing address, and daytime phone number of the person preparing the site plan, if different from applicant.
  - (c) The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
  - (d) Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
  - (e) Project title and permit request. (Example: Variance, Special Use Permit).
4. Property lines of the subject property with dimensions indicated.
5. All existing and proposed structures shall be shown, including:
  - (a) Distances from property lines indicated by dimensions.
  - (b) Distances between buildings shall be indicated on the site plan.
  - (c) Clearly label existing and proposed structures and uses, and show dimensions.
  - (d) Square footage of all existing and proposed structures.
  - (e) If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
  - (f) Elevations of any proposed structures/additions.
  - (g) All easements.
6. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation.
7. Project access:
  - (a) Show the location of proposed street access and all existing accesses of neighboring properties including across the street.
  - (b) Show adjoining street names.
  - (c) Show all curb cuts with dimension.
8. Show the Assessor Parcel Number(s) of adjoining parcels.
9. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own.
10. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields.
11. If specific landscape areas are required or provided, show with dimensions.
12. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.

**PROJECT IMPACT REPORTS:** Provide documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports required per the Carson City Development Standards, Divisions 12, 14 and 15. Contact Development Engineering to determine if these are necessary for your project at (775) 887-2300.

# SITE PLAN

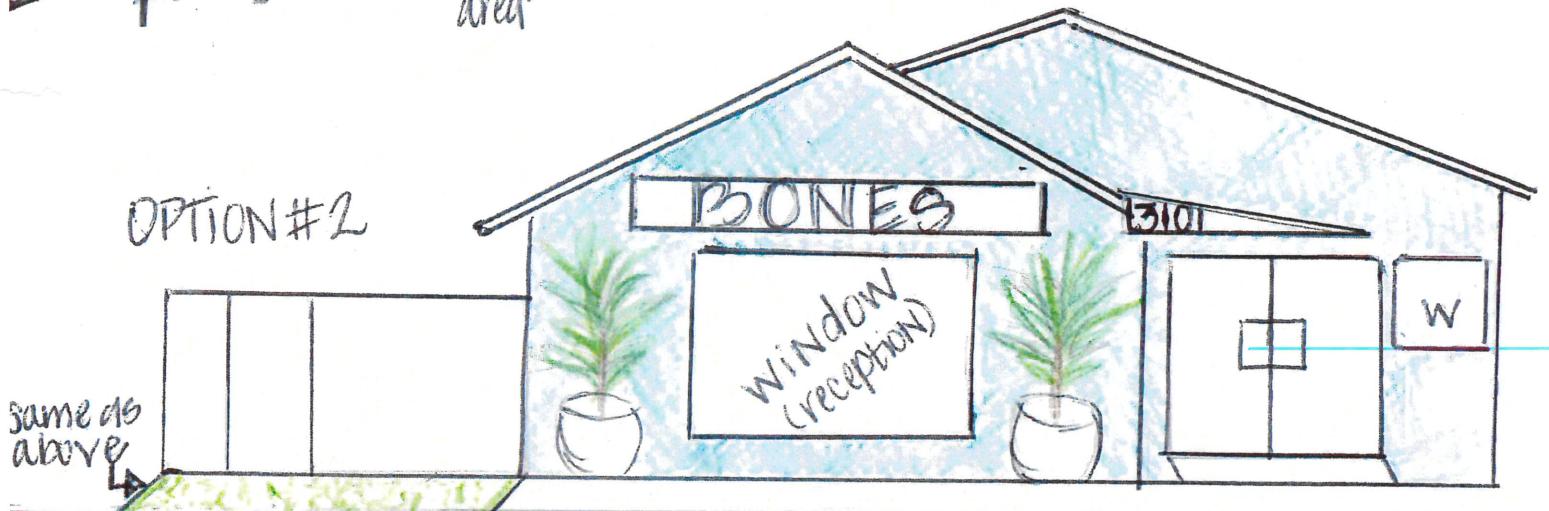
For High-End Dog Boarding & Grooming Facility

## STORE FRONT IMPROVEMENTS

OPTION #1



OPTION #2



		Michael Hohl Subaru		AAA Carson City	<u>APPLICANT:</u>	Chelsey Avery 1344 Northill Drive Carson City, NV 89706 (925) 413-1727
		Les Schwab Tire Center Carson Dodge Chrysler Jeep	<u>PROPERTY OWNER:</u>	Andrew Kassels 22 Oak Ranch Court Sacramento, CA 95831 (916) 233-6565		
		Sierra Car Wash SECURITY FIRST	<u>ADDRESS:</u>	3101 South Carson Street Carson City, NV 89701		
		Custom Truck SAV N SAW ALTERATIONS	<u>APN:</u>	00911211		
			<u>ZONING:</u>	Retail Commercial (RC)		
			<u>PROJECT TITLE:</u>	B.O.N.E.S Luxury Boarding, LLC		
			<u>REQUEST:</u>	To allow a high-end dog boarding facility in a Retail Commercial zone		
			<u>SUP REQUEST:</u>	Mixed-Use Commercial (MUC)		



[CLICK LOGO FOR  
TUTORIAL](#)

MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

Carson City , NV makes no claims and no warranties,  
expressed or implied, concerning the validity or accuracy of  
the GIS data presented on this map.

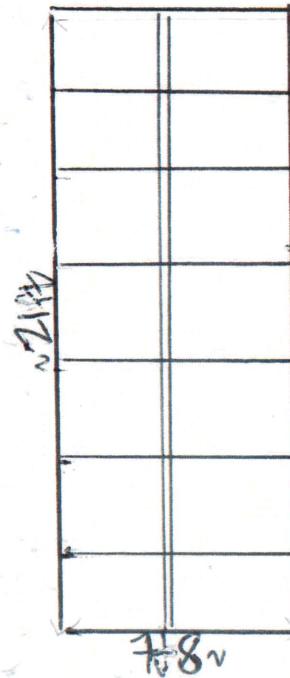
Geometry updated 11/17/2018  
Data updated 11/17/2018



Luxury suites

Luxury Dog suites

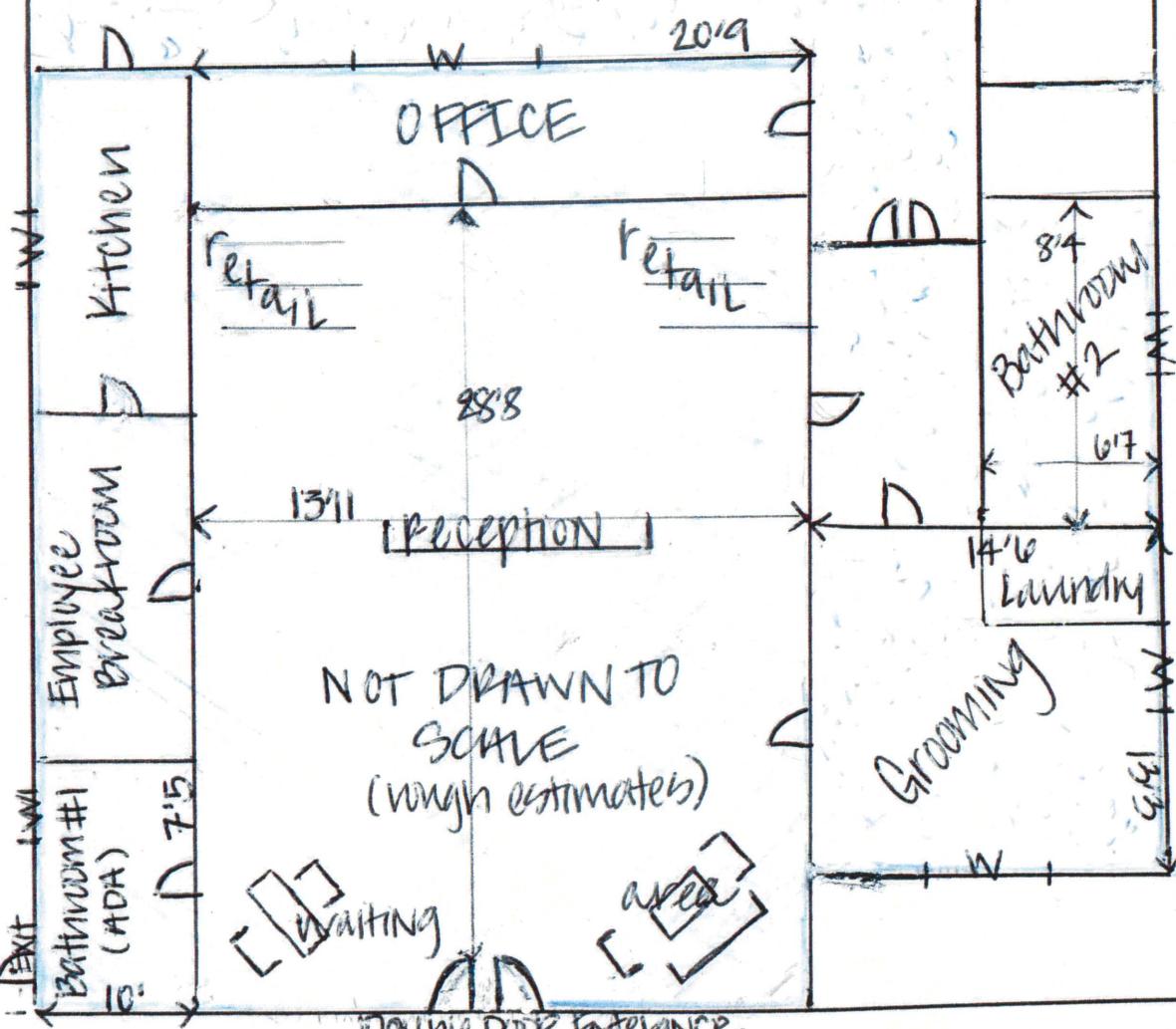
Total # of suites ~18



TWO PAINT EPOXY, NON-Slip  
flooring throughout

Suites  
(no outside access)

Exit



approx 3000 M2 Drive Way

Dr. n.

# LxWxH Suites Cont. (approx 10)

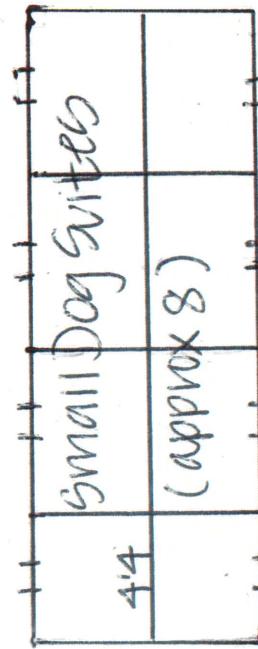
covered in fenced outdoor run  
covered in fenced @ night.

Doggy doors leading to  
outdoor runs.

Approx 34 ft →

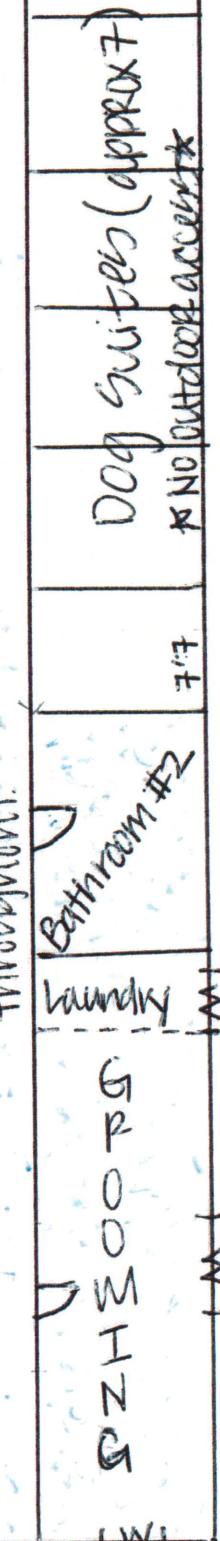
Luxury Dog Suites  
(approx 7) 6'6" →

→ Approx 45 ft →



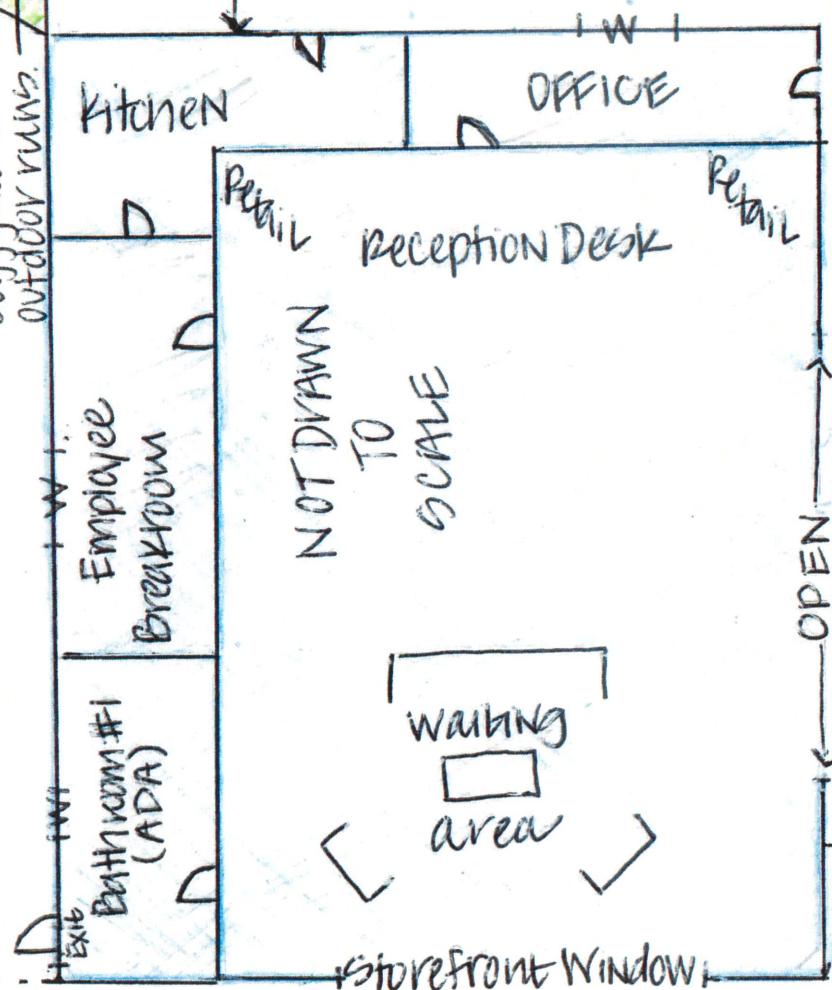
Total # of Suites 18

Two part epoxy non-slip flooring  
throughout.



Exit

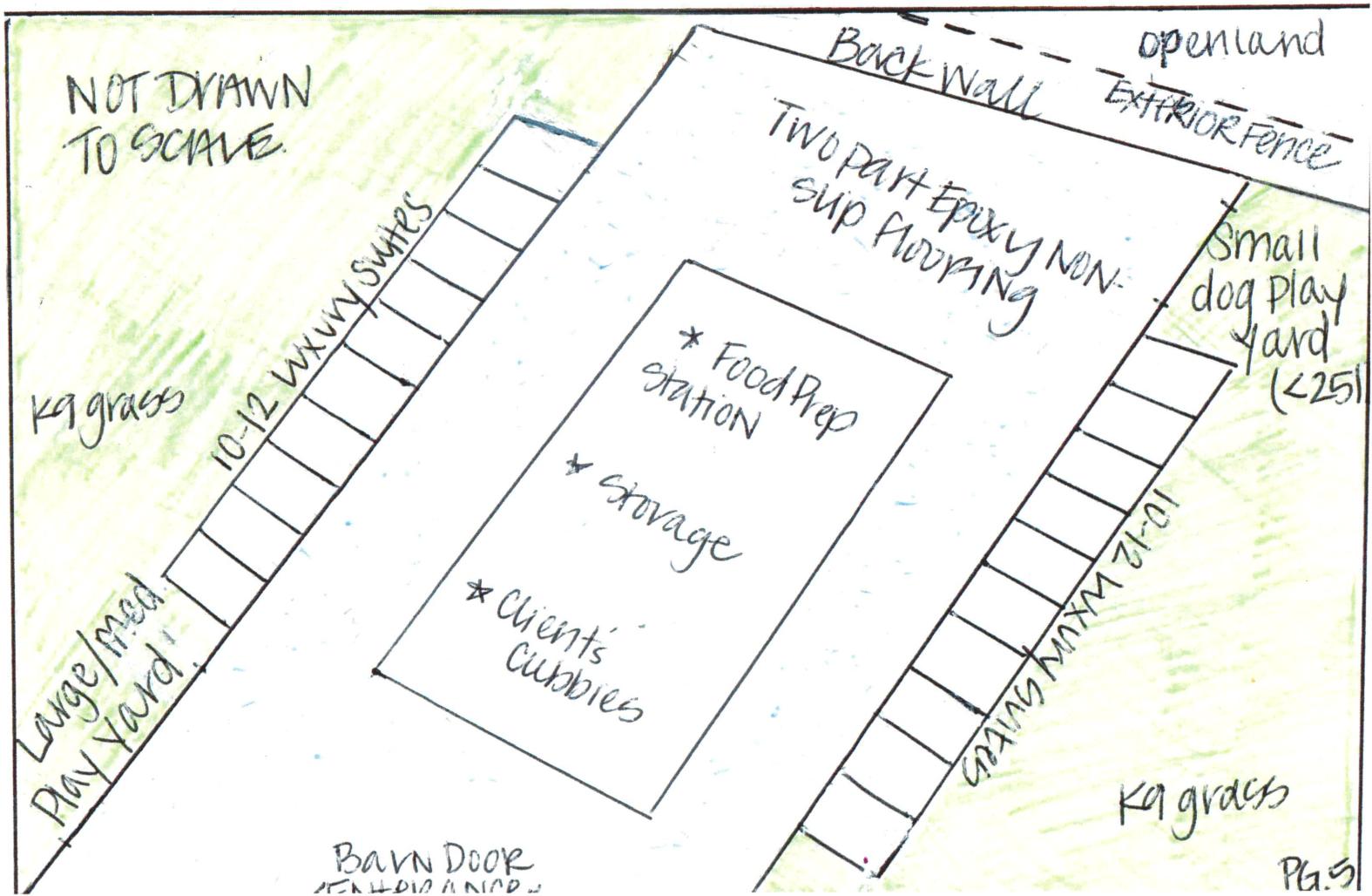
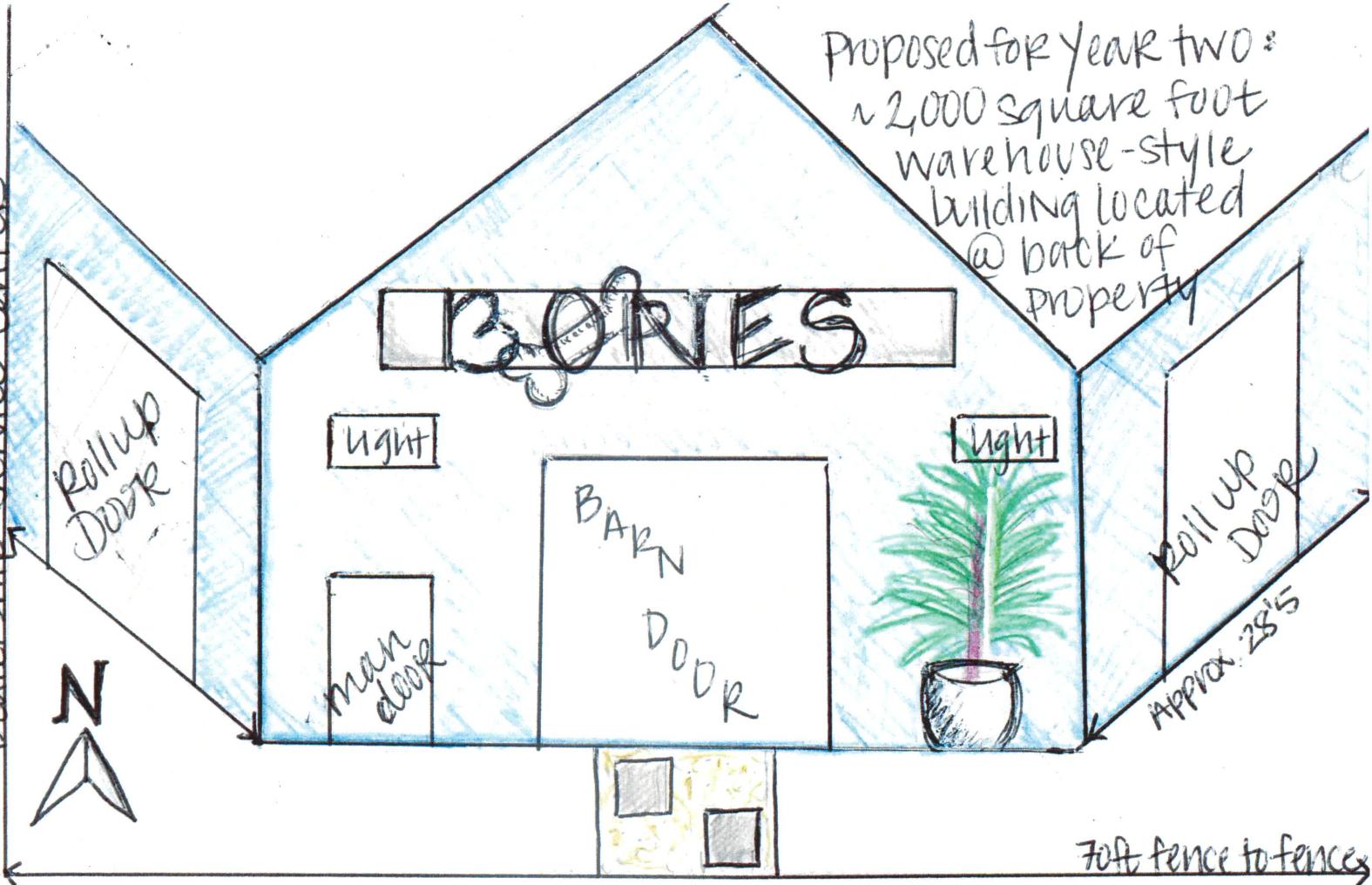
Approx 3129 Driveway



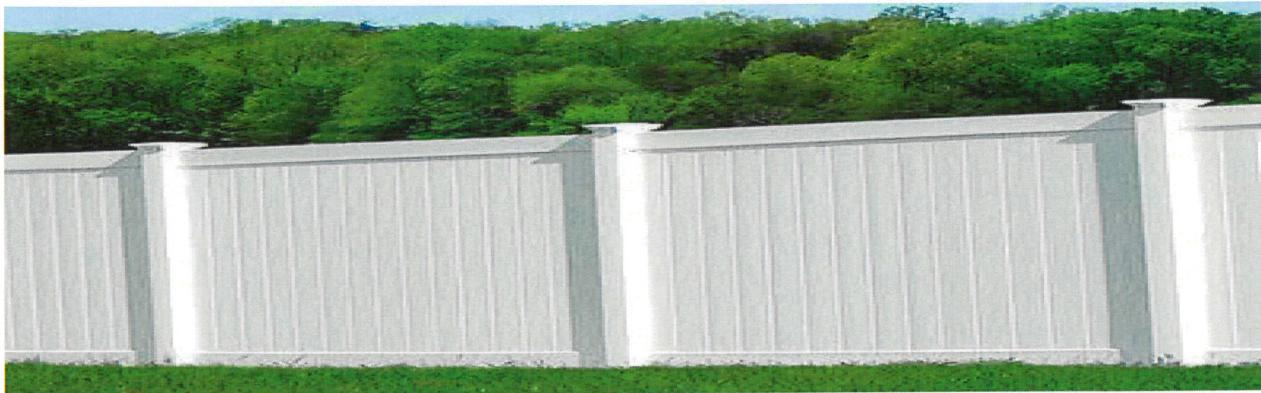
OPTION #2



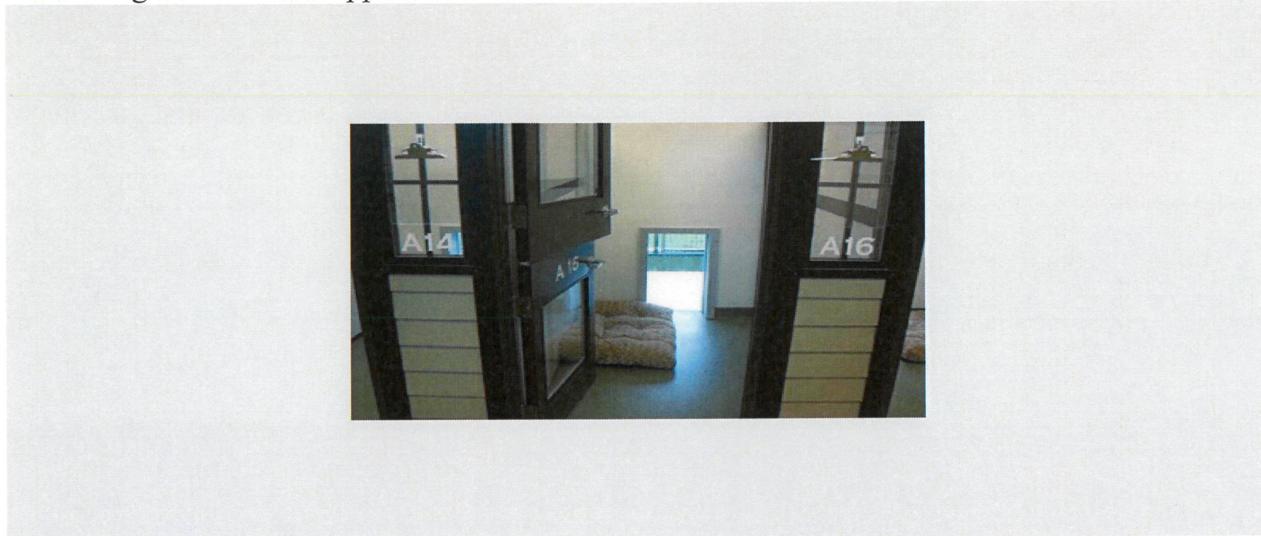
Proposed for Year Two:  
~2,000 square foot  
warehouse-style  
building located  
@ back of  
property



Additional 6ft white vinyl fencing to be installed around the perimeter of the property:



Suite design for indoors: approx. 28 suites



Proposed for year two: 2,000 (?) square foot warehouse-style building to be located along the back fence of the property. This will house additional luxury suites and indoor play yards.



Ideas for outdoor play yards:



GYMS FOR DOGS™  
Natural Dog Park Products



Indoor play yard ideas for proposed warehouse:



## **SPECIAL USE PERMIT APPLICATION FINDINGS**

State law requires that the Planning Commission consider and support the statements below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the required findings with as much detail as possible to ensure that there is adequate information supporting your proposal.

**THE FINDINGS BELOW ARE PROVIDED IN THE EXACT LANGUAGE FOUND IN THE CARSON CITY MUNICIPAL CODE (CCMC), FOLLOWED BY EXPLANATIONS TO GUIDE YOU IN YOUR RESPONSE. ON A SEPARATE SHEET TO BE INCLUDED WITH YOUR COMPLETE APPLICATION, LIST EACH FINDING AND PROVIDE A RESPONSE IN YOUR OWN WORDS. ANSWER THE QUESTIONS AS COMPLETELY AS POSSIBLE TO PROVIDE THE PLANNING COMMISSION WITH THE DETAILS NECESSARY TO CONSIDER YOUR PROJECT. IF A FINDING DOES NOT APPLY TO YOUR SITUATION, EXPLAIN WHY.**

**CCMC 18.02.080(5) FINDINGS.** Findings from a preponderance of evidence must indicate that the proposed use:

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

Explanation: Explain how your project will further and be in keeping with, and not contrary to, the goals of the Master Plan elements. Turn to the Master Plan Policy Checklist included with this application. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews addresses five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. Provide written support of the policy statement in your own words as a part of these findings. For additional guidance, please refer to the Carson City Master Plan document on our website at [www.carson.org/planning](http://www.carson.org/planning) or you may contact the Planning Division to review the document in our office or request a copy.

**2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.**

Explanation:

- A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)
- B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.
- C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.
- D. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.
- E. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscape shown on the plan which complies with City ordinance requirements.
- F. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

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

Explanation: Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have to pedestrian and vehicular traffic when it is successfully operating? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? State how you have arrived at your conclusions.

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

Explanation: A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population?

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

C. Is the water supply serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

E. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

G. Indicate the source of the information that you are providing to support your conclusions and statements made in this application (private engineer, Development Engineering, Public Works, Transportation, title report or other sources).

**5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.**

Explanation: Explain how your project meets the purpose statement of the zoning district in which it is located and how it meets the specific standards that are set forth in that zoning district. In CCMC Section 18.04, Use Districts, find the zoning district where your property is located. Refer to the purpose statement at the beginning of the zoning district section and explain how your project meets the purpose statement of that district. In addition, find the specific Intensity and Dimensional Standards for your zoning district in either CCMC Section 18.04.190 (Residential) or CCMC Section 18.04.195 (Non-Residential) and explain how your project meets these specific standards. To access the Carson City Municipal Code, visit our website at [www.carson.org/planning](http://www.carson.org/planning).

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

Explanation: Provide a statement explaining how your project will not be detrimental to the public health, safety, convenience and welfare. If applicable, provide information on any benefits that your project will provide to the general public.

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

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

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the 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

Chelsea L. Avery  
\_\_\_\_\_  
Print Name

02/06/2019  
\_\_\_\_\_  
Date

## **Proposed Business Introduction**

### **Type of Business**

B.O.N.E.S Luxury Boarding, LLC is a business involving the “Best Onsite Nurturing and Experienced Staff” within a luxury dog boarding facility offering day care, overnight accommodations, grooming and retail sales.

### **Company Description**

B.O.N.E.S primary product is premium pet care. The uniqueness of our boarding facility starts at the front door with an upscale appearance and welcoming environment for all dogs large, small, puppies to seniors and special needs companions. With our premium services offered and attention to every detail we will be noted as the Ritz Carlton for dogs!

## **Special Use Permit Application Findings**

### **1. Master Plan Elements**

#### **a. A Balanced Land Use Pattern**

B.O.N.E.S Luxury Boarding will contribute to Carson City’s growth by providing a minimum of 8 jobs and a proposed 20 employment opportunities in the coming years. The business will also bring a quality and high standard to the pet boarding industry, providing luxury accommodations for it’s boarders including suites to mimic an ‘at home’ feel, live-feed cameras, and soothing music for doggy nap time and overnight slumbers. Outdoors, the dogs will enjoy several play yards designed specifically for small, medium and large dogs which will include water features, tunnels, dog jungle gyms, and cabanas for relaxing. This location sits on a strip of commercially zoned properties, and with Carson-Tahoe Veterinary Hospital a few doors down, B.O.N.E.S will compliment this mixed-use area well.

#### **b. Equitable Distribution of Recreational Activities**

With the city of Carson rapidly growing and new housing being built to accommodate the 85% population jump in 2018 (census.gov), more options for doggy day care, overnight boarding and grooming are needed. B.O.N.E.S will provide a high-end experience for dog owners and connect pet lovers by offering group play dates and other community activities.

#### **c. Economic Vitality**

Again, B.O.N.E.S will contribute to Carson City’s strong economic employment growth by offering several job opportunities. Given the convenience and excellent location of this property, the business will also attract visitors from Lake Tahoe traveling down to shop locally or pass through to get to the Reno-Tahoe International airport. The unique concept

of B.O.N.E.S Luxury Boarding promotes a diverse economic base and will generate revenue from surrounding cities, counties, and nearby states.

**d. Livable Neighbors & Activity Centers**

Allowing a Mixed-Use business to serve the community amongst the saturated retail commercial strip, follows along with Carson City's Master Plan in providing a more diverse hierarchy of establishments.

**e. A Connected City**

While B.O.N.E.S does not offer a transportation service between cities, the business *will* offer home visits, to Carson's surrounding cities, to care for client's other pets such as cats, birds and other small animals who (1) don't travel as well as dogs and (2) don't require the amount of attention dogs do on a daily basis.

**2. Maintaining and Preserving the Integrity of Surrounding Businesses**

- a.** On the left side of the property, Carson Dodge Chrysler Jeep Dealership resides (Zoning: Retail Commercial). To the right sits local business Security First, which is also zoned for Retail Commercial and occupies a two-tenant duplex at the far rear end of this lot.
- b.** B.O.N.E.S Luxury Boarding is similar to the surrounding businesses in the sense that we are providing a service to the community. While only a small part of the business is retail, we compliment Carson-Tahoe Veterinary Hospital which is only a few neighbors down.

I am unaware of any existing properties obtaining an approval for a Mixed-Use Commercial designation. Mr. Gene Erskine, owner of Security First, mentioned he had to apply for a special use permit some time ago to allow him to keep storage containers on his property. As far as a business similar in nature to our project, it looks as though Carson-Tahoe Veterinary's parcel falls within the General Commercial zoning for S. Carson Street and would not have required them to obtain any such permit.

The biggest challenge we face for this project is convincing our surrounding small business neighbors that B.O.N.E.S Luxury Boarding will not hurt their property values or cause any significant problems. Quite the contrary, our business model is to provide *luxury* accommodations for our client's beloved dogs. The interior of the building will be completely renovated to match the upscale nature of our concept; picture a Ritz Carlton ambiance for dogs. Located at the front of the building will be a relief area for client's to take their dogs before entering the facility and could also act as an outdoor waiting area. Fully landscaped with K9 grass (synthetic, antimicrobial turf specially designed for dogs), pet-friendly shrubs, benches, a waste pick-up station, and decorative fire hydrants, this area will bring a more appealing look to the store front.

Most important to our neighbors is the potential for noise and odors from the dogs. To address these concerns, our plan is to put an additional 6ft white vinyl panel privacy fence around the property (see photo attached with Site Plan). The

intention here would be not only to improve the safety of our furry guests, but also to provide more privacy for the adjacent neighbors. Noise levels will be controlled by staff members monitoring the dogs during outdoor yard time. It is worth mentioning that these business *are* located on a main road driven by 36K + cars per day. Also note, the car dealership has a service department which also contributes to the noise factor.

Having B.O.N.E.S employees present at all times, limiting the number of dogs during outdoor group play, scheduling yard time only during appropriate business hours, being consistent and diligent with picking up waste, and implementing proper sanitation solutions will eliminate any reason for this to pose a problem for neighboring businesses.

- c. Our business will be occupying an existing free standing building which sits on a .48 acre lot. There is plenty of space between the two businesses on either side (car dealership North and security camera business South) to not be considered as detrimental to the use or negatively impact their property, development and current business. At the rear end of the property there is a plot of land which has been vacant for over a decade. With the installment of additional fencing and keeping suit to our business model, the surrounding neighbors should not be negatively impacted in anyway.

B.O.N.E.S will bring more foot traffic, add an upscale element, and bring a new awareness to the retail strip. In turn, we would hope that our improvements to the front and back landscaping, physical appearance of the 1950's building, and our target market cliental will help bring more business to the surrounding mom n pop establishments; possibly even encourage them to revamp their own property.

- d. This location already provides plenty of lighting from the existing storefront signage and the Carson Dodge Chrysler Jeep Dealership's flood lights. If necessary, we will simply use a residential-type lighting fixture on either side of our front entrance. In the future, when we are able to construct an additional building (approximately 2,000 square feet) towards the back of the property, we will then be including more lighting.
- e. The landscaping for this property is the most extensive improvement to be made. As mentioned before, an additional 6ft white vinyl privacy fence will be installed around the perimeter of the building. This will serve as an extra measure of security for our clients' dogs, as well as a resolution to some common concerns involving noise, odor etc. From a street view, the front landscaping will be attractive, clean and improve the overall curb appeal along the strip. Incorporating pet-friendly shrubs, K9 grass and other inviting elements.
- f. If approved, the short-range benefits to the people of Carson would be the addition of a small, family-owned business which offers a unique service and experience to pet owners. Giving residents more options for the care of their pets while they are at work or traveling out of town.

Long term benefits include bringing more business to the City of Carson, providing more job opportunities, contributing to the future vision of our historic city by attracting more visitors to stop in and spend a day or two knowing that there is a 'home-away from home' facility to care for their dogs. We also plan on putting together several community gatherings where people can bring their dogs, enjoy refreshments, catered food and raffle prizes; a portion of all retail and raffle sales for said events will be donated to our local shelters.

3. The business will not have a significant impact on pedestrian or vehicular traffic. With the exception of our employees who will have parking at the rear of the building, our clients will merely drop off and pick up their dogs boarding or being groomed at our facility. The client's and their vehicles will not be present for a long period of time. During our first year of business, we anticipate an average of 20 vehicles per day entering and exiting the existing parking lot. With that being said, no additional walkways or street lights will be needed.

#### **4. Impact on Existing Public Services & Facilities**

- a. B.O.N.E.S Boarding will not affect the school district or add to the student population. However, local high school students might be interested in a job with us for evening and weekends shifts. Volunteer opportunities for school assignments/projects will also be welcomed.
- b. Local police and fire protection will not be affected by our project.
- c. The water supply for 3101 comes directly from the city lines (according to the property owner) and I believe we should have an adequate supply without degrading the quality to others. I am unaware of any water pressure issues at this time. The space has only been vacant for 7 months and there hasn't been any indication of the lines needing replacement.
  - **Project Impact Report** – There will be a total of two wash stations in our grooming room. In addition, daily laundry will be done using commercial grade machines (1 washer; 1 dryer). The average gallons per day needed is estimated at 8 gallons per dog. We will have a total of 28 luxury suites and can accommodate up to 40 dogs. At capacity, the business might require up to 320 GPD. This would be likely during peak boarding times: holidays and weekends.
- d. Our project improvements do not include covering the land with paving or any kind of compacted surface.
- e. The current sewage line should provide an adequate capacity for our use. Our licensed contractor (Joe Pace Construction of Reno) will be installing the necessary filtration interceptors in the current drains where pet hair and other debris may enter.

- f. We will not require any road improvements for our project.
- g. The sources of the information gathered to support the conclusions above, come from the current owner of the property, Andrew Kassels and the discussion recently had with Guillermo in the Development Engineering Division of Carson City.

## **5. Carson City's Municipal Code**

Dog Boarding Services, specifically, is not listed in the Carson City Municipal Code. B.O.N.E.S Luxury Boarding would be considered a Mixed Use in the Retail Commercial zoned district. With the approval of the Special Use Permit, any recommended conditions of approval and/or additional permitting needed our request will meet the standards set forth in the code.

## **6. Public Health, Safety, Convenience & Welfare Statement**

The proposed use for this location will provide a service set with high standards and 24/7 monitoring by its staff members. Our client's dogs will be housed inside and will never be left alone or unattended during outdoor play.

As previously stated, an additional 6ft solid white, vinyl fence will be included in our improvements to surround the perimeter of the property. This will create more privacy for our neighbors and eliminate any interaction between our dogs and the general public. Security cameras with 24-hour surveillance will also be installed to ensure the safety of the employees, guests and overall property.

## **7. Material Damage or Prejudice to Other Properties Statement**

B.O.N.E.S Luxury Boarding has selected licensed contractor Joe Pace, and architect Al Salzano to be responsible for all the improvements and alterations to the property. Their experience includes the construction of two of the top boarding facilities in Reno (Pet Playhouse and On-Command). Given this fact, we can confidently proceed knowing that the correct materials will be used to avoid any damage in and around the vicinity.