

## STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MAY 29, 2019

FILE NO: SUP-19-044

AGENDA ITEM: E.8

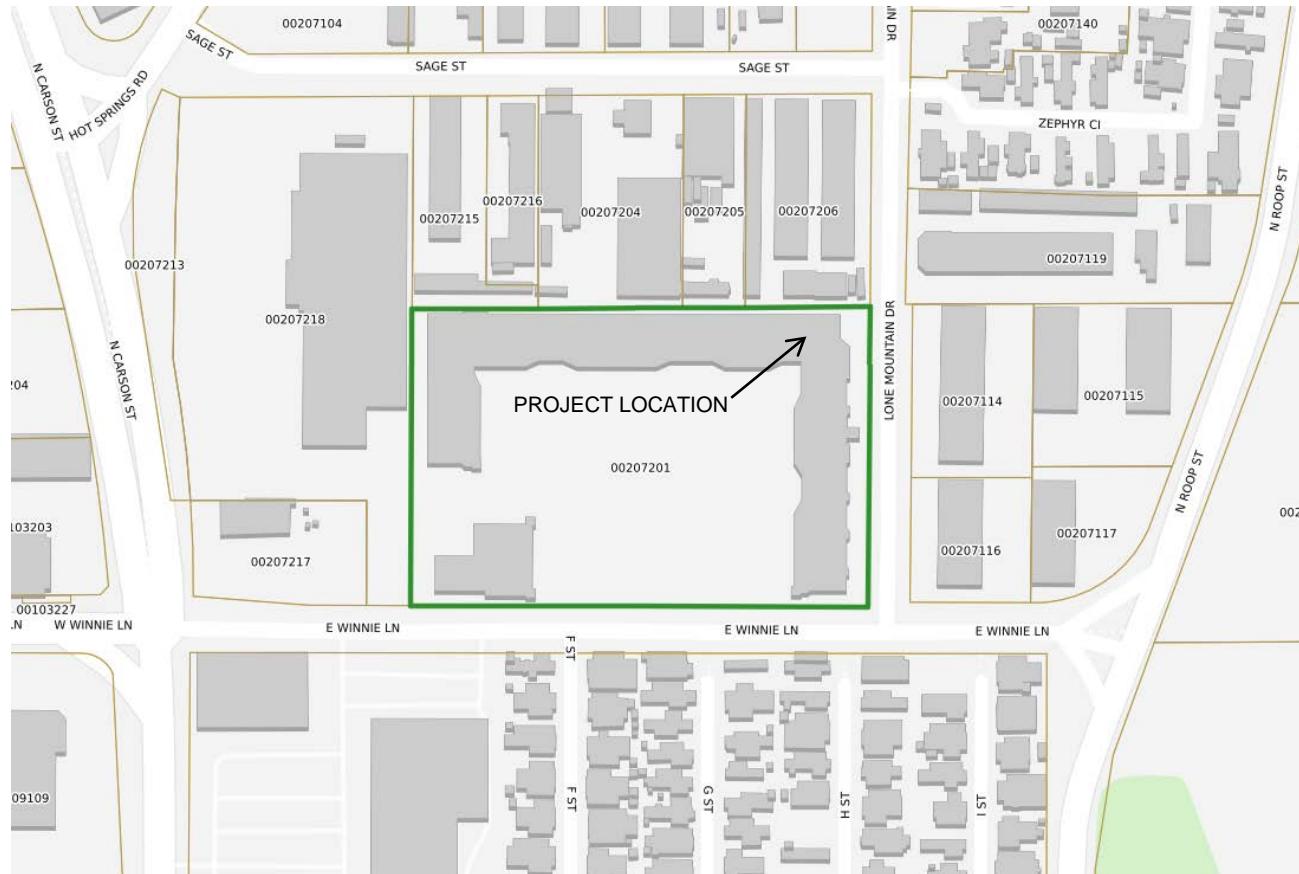
STAFF AUTHOR: Heather Ferris, Associate Planner

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a Special Use Permit to allow a child care facility on property zoned General Commercial (GC), located at 200 East Winnie Lane, Suite 288-298, APN 002-072-01. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org))

**Summary:** *The applicant is seeking to operate a child care facility for up to 53 children aged 6 weeks to 5 years. The proposed location is an existing multi-tenant building. Child care facilities are allowed in the General Commercial zoning district as a conditional use. As it is a conditional use, it may only be established upon approval of a Special Use Permit by the Planning Commission.*

**RECOMMENDED MOTION:** **I move to approve SUP-19-044, a request for a Special Use Permit to allow for the establishment of a childcare center on property zoned General Commercial, and located at 200 East Winnie Lane, based on the ability to make the required findings and subject to the conditions of approval included in the staff report.**

### VICINITY MAP



**RECOMMENDED CONDITIONS OF APPROVAL:**

1. All development shall be substantially in accordance with the approved site plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. Prior to commencing use, the east driveway apron must be replaced to meet the City Standard Detail C-5.2.3 to meet current ADA standards per CCDS 11.12.081.
4. A concrete pad must be poured for the existing fire hydrant and clear space must be given per Standard Detail C-3.1.7.1.
5. The domestic and fire water must meet state regulations for backflow preventers. Any new backflow preventers must be above ground in a hot box and be as close to the property line as practicable.
6. The new playground fence must be built around the existing fire hydrant such that the hydrant will be accessible from the street.
7. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension of time must be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.
8. The applicant must sign and return the Notice of Decision for conditions of approval within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.

**LEGAL REQUIREMENTS:** CCMC 18.02.050 (Review); 18.02.080 (Special Use Permit); 18.04.135 (General Commercial)

**MASTER PLAN DESIGNATION:** Community/Regional Commercial

**ZONING DISTRICT:** General Commercial

**KEY ISSUES:** Will the use be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: General Commercial (GC)/Personal Storage, Apartments, Retail

EAST: General Commercial (GC)/Apartments

WEST: Retail Commercial (RC)/Retail

SOUTH: Retail Commercial (RC) & Mobilehome Park (MHP)/ Retail and mobilehome park

**ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: Zone X shaded (0.2% Annual Chance Flood Hazard)

EARTHQUAKE FAULT: Zone II (Moderate)

SLOPE/DRAINAGE: Site is flat

**SITE DEVELOPMENT INFORMATION:**

LOT SIZE (acres): 5.26 acres

STRUCTURE SIZE: 49,920 square foot building; approx. 3,800 square foot lease area for child care facility.

PARKING: Shared shopping center parking

VARIANCES REQUESTED: None

**PREVIOUS REVIEWS:**

- U-80-29- Special Use Permit for a bar. Approved by Planning Commission August 26, 1980.
- U-80-38- Special Use Permit for a dry cleaning plant (processing). Approved by the Planning Commission November 25, 1980.
- U-81-41- Special Use Permit to allow for a church. Approved by Planning Commission August 25, 1981.
- U-86-1- Special Use Permit for a billboard. Denied by Planning Commission January 28, 1986.
- MPR-98/99-16- Major Project Review for a new commercial building and future addition. Review completed December 31, 1998.
- MPR-19-034- Major Project Review for child care facility. Review completed April 2, 2019.

**DISCUSSION:**

The Community Services Agency (CSA) in Reno is a non-profit agency serving low-income children and families. CSA is requesting a Special Use Permit to operate a childcare facility to accommodate a maximum of 53 children ages 6 weeks to 5 years, with a total of 10 employees. The exact number of children will be subject to State review and approval. The applicant proposes use of approximately 3,800 square feet of an existing multi-tenant building as well as outdoor space. The proposed hours of operation are Monday through Friday 7:30 am- 5:30 pm.

The site is comprised of a 49,920 square foot multi-tenant commercial building and another separate retail building, approximately 8,100 square feet in size. Division 2 of the Carson City Development Standards requires parking to be provided at a ratio of 1 space for every 250 square feet of gross floor area for the shopping center. Parking at this shopping center is adequate and is anticipated to continue to be adequate with the addition of a child care facility. The parking standard for a child care facility requires one parking space be provided for each employee plus a designated loading and unloading area, therefore, the parking demand for the child care facility will be below the parking demand of your typical retail use within a shopping center. The loading and unloading area is proposed in front of the building, less than 100 feet from the proposed day care facility.

**PUBLIC COMMENTS:**

Public notices were mailed to 33 property owners and 196 mobile home owners within 650 feet of the subject site on May 10, 2019. As of the writing of this report, staff has received one written comment opposing the request due to the lack of on-site parking and impacts to surrounding businesses (email attached). Any additional comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on October 24, 2018, depending on the date of submission of the comments to the Planning Division.

## **OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:**

Plans were routed to outside agencies, and the following comments were received.

### **Engineering Division-**

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

- The project must meet Carson City Development Standards and Standard Details and State Administrative Code including:
  - The east driveway apron must be replaced to meet the City Standard Detail C-5.2.3 to meet current ADA standards per CCDS 11.12.081.
  - A concrete pad must be poured for the existing fire hydrant and clear space must be given per Standard Detail C-3.1.7.1
  - The domestic and fire water must meet state regulations for backflow preventers. Any new backflow preventers must be above ground in a hot box and be as close to the property line as practicable.
- The new playground fence must be built around the existing fire hydrant such that the hydrant will be accessible from the street.

### **ENGINEERING DISCUSSION:**

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

#### C.C.M.C. 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

#### C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

#### C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

Based on ITE trip generation rates, the project is anticipated to generate less than the daily and peak hour trips required to necessitate a traffic impact study. Also, the use has lower trip generation rates than other allowed uses for the zoning. The parking lot has acceptable striping and circulation, and the nearest major intersection is already signalized.

#### 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.

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

Development Engineering has no comment on this finding.

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

The project meets engineering standards for health and safety.

#### C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

#### C.C.M.C. 18.02.080 (5h) – Adequate Information

The plans and reports provided were adequate for this analysis.

## **Fire Department-**

1. Project must comply with the currently adopted edition of the International Fire Code and northern Nevada fire code amendments.
2. Project is a change of use and requires permits through the Building Division.
3. A manual fire alarm system is required.
4. Sprinkler water flow notification is required in the suite if not currently present.
5. Single station smoke alarms are required.
6. All requirements of NAC 477.562 must be met.

## **Health and Human Services-**

No concerns with the project as submitted. This is a State licensed facility; the applicant will need to coordinate with the State in regards to construction and appropriate paperwork and inspections prior to operating. The number of children that will be allowed will be determined by State Child Care Licensing.

**Building Division-** No comments.

**Parks and Recreation-** No comments.

## **FINDINGS:**

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

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

The subject property is designated as Community/Regional Commercial in the Master Plan. This land use designation is characterized by a mix of retail and commercial services in a concentrated and unified center that serves the local community. The subject property has been developed as a unified center that serves the community. The occupancy of the existing tenant spaces with the proposed child care facility is consistent with the Master Plan

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

The subject property is surrounded primarily by commercial zoning. Within the commercial zoning there is a mix of commercial and residential uses (apartments). Additionally, a mobile home park is located in the area. The request is to operate a child care facility within an existing space in a multi-tenant building. A child care facility includes both indoor and outdoor uses, with the associated noise. Given the mix of surrounding uses, the use will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties. Rather, staff finds that the proposed use will complement the surrounding retail and residential uses.

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

A traffic study is triggered when the project is anticipated to generate 80 peak hour trips or 500

average daily trips (ADT). Based on the ITE trip generation rates, the project is anticipated to generate less than the daily and peak hour trips required to necessitate a traffic impact study. Also, the use has lower trip generation rates than other allowed uses for the zoning. The parking lot has acceptable striping and circulation, and the nearest major intersection is already signalized.

**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. Storm drainage will not change appreciably. Sewer and domestic water change will be negligible compared to other allowable uses. The existing water mains are sufficient to supply the current required fire flows. In the event that additional fire flow is required by the Fire Department, a study will be required to show that existing system can supply the additional flow. Staff finds that the proposed use will not overburden public facilities.

**5. *Meets the definition and specific standards set forth elsewhere in this Title for such particular use and meets the purpose statement of that district.***

Standard conditions of approval have been incorporated requiring the development to be in compliance with the Carson City Municipal Code and Carson City Development Standards. Additionally, at the time of building permit, the project will be reviewed for compliance with current building and fire codes. For example, the plans must be in compliance with the currently adopted edition of the International Fire Code and northern Nevada fire code amendments.

Pursuant to Carson City Municipal Code Section 18.04.135, General Commercial conditional uses, a child care facility requires approval of a Special Use Permit subject to Carson City Development Standards 1.6. A summary of how the proposed use meets the development standards is outlined below:

**1.6 Child care facilities performance standards.**

The following performance standards shall be used in review of individual special use permit requests for child care facilities in addition to other standards of this title.

1. The size, client density and operational characteristics, including, but not limited to, the number of employees, hours of operation and loading/unloading area of a proposed child care facility within a residential zoning district shall be compatible with and shall not adversely affect adjacent residents pursuant to the requirements of this chapter. Consideration shall be given to the following:

- a. With the construction of, or approval of, new facilities, the facility shall be similar in scale, bulk and site coverage with that of the immediate neighborhood;
- b. The availability of public facilities, services and utilities;
- c. Emphasis on maintaining the residential neighborhood character;
- d. The generation of traffic and the capacity and physical character of surrounding streets.

*Staff Response: The property is not located in a residential zoning district.*

2. Parking shall meet the requirements of Division 2 (Parking and Loading) of the development

standards.

*Staff Response: The parking standard for a child care facility is one space for each employee plus a designated loading and unloading area. The employee count will be a derivative of the number of children served, however, it is anticipated there will be a total of 10 employees for this facility. The existing multi-tenant building provides adequate parking for the site and the parking demand for the child care facility will be below the parking demand of your typical retail use within a shopping center. The loading and unloading area is proposed in front of the multi-tenant building within approximately 100 feet of the entrance to the child care facility.*

3. Landscaping. In the design of parking area landscaping, considerations shall be given to the retention of existing trees and shrubbery.

*Staff Response: No new on-site parking is being proposed. The shopping center already has mature landscaping. No additional landscaping is proposed or required.*

4. Signs. This section shall apply exclusively to signs for child care facilities located within a residential zoning district. Compliance with Division 4 (Signs) of the development standards shall not be required for a child care facility. The board find and declare that an on-site sign to "advertise or promote" the facility is not necessary. On-site identification of the address and logo no greater than 2 square feet in size distinctive to a particular child care facility used as a public convenience in identifying the site for the public shall be permitted.

*Staff Response: The applicant has not proposed signage as part of this Special Use Permit application. Any signage for the facility will require a separate permit and signage will be reviewed for consistency with Carson City Municipal Codes.*

5. If the facility's structure is located within the historic district, then design and material shall require review and approval by the HRC.

*Staff Response: The subject property is not located within the historic district.*

6. Open Space. Open space requirements shall be designated and regulated by the Carson City Health Department prior to approval of the special use permit.

*Staff Response: The total square footage of the outdoor area will be a derivative of the total number of children served, both of which are dependent upon approval by the State of Nevada's Child Care Licensing Program. The applicant has included an open space/outdoor area of approximately 2600 square feet.*

7. Interior Space Requirement for Children. The interior space requirements shall be designated and regulated by the Carson City Health Department prior to approval of the special use permit.

*Staff Response: The facility requires approval by the State of Nevada's Child Care Licensing Program which will review the interior space requirements and limit the number of children accordingly.*

8. Child care facilities may be established in the general industrial (GI) zoning district only as an accessory use to a permitted primary use.

*Staff Response: The subject property is located in the General Commercial zoning district. This does not apply to this application.*

9. In residential zoning districts, a child care facility may only be established as an accessory use to the residential use of the structure, and the residence must be occupied by the operator as a primary residence.

*Staff Response: The subject property is located in a General Commercial zone district. This does not apply to this application.*

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

Staff finds that the proposed project will not be detrimental to the public health, safety, convenience and welfare. The proposed use is appropriate in this commercial shopping center and will complement the surrounding commercial and residential uses.

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

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

Attachments:

Application (SUP-19-044)

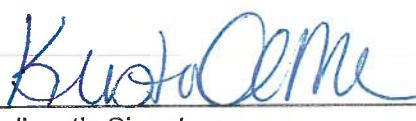


If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

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

**ACKNOWLEDGMENT OF APPLICANT**

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



Applicant's Signature



Print Name



Date

Special Use Permit Application Findings:

We are requesting to use the 200 West Winnie Lane Suite 288-299 space to operate a childcare center for up to 53 children ages 6 weeks to 5 years old. Hours of operation for the school will be Monday through Friday 7:30-5:30. There will be 10 employees at the facility. We are a non-profit agency serving low-income children and families and our goal is to provide a safe, nurturing and educational program for children to they are prepared for future school success.

1. This property is an existing property and meets the Master Plan elements. We are keeping existing trees outdoors, would be adding fencing to enclose two separate playground spaces and adding a small area of turf within the gated area in one playground space. All fencing will comply with the requirements spelled out in Carson City Development Standards 1.13.
2.
  - A. It is a RC zoning and other businesses in the strip mall include restaurants, a salon and a printing company.
  - B. Since the property already exists, and is located in a strip mall, there are several surrounding businesses. Also, several other daycares are located in strip mall centers. We are not making any changes to the physical outside building, just adding fencing to enclose a playground outside of the building. Outside times for the children are only twice a day and limited and are only day time hours, so no children will be in the center late at night.
  - C. Again, the property currently exists and is located in a strip mall. The nearest housing is an apartment complex across the street. Outside time will only be 40 minutes twice a day and hours are not early or late to disturb any neighbors and would not be a detrimental to the neighborhood.
  - D. No outdoor lighting will be needed.
  - E. We will use the current landscape but proposing to add a fence and small area of turf where concrete is currently.
  - F. The benefit to the community will be positive; our benefits to the community will be long term and impactful- we will be providing a safe, nurturing and educational program for children to they are prepared for future school success. This will in impact Carson schools as children leaving our program are prepared for kindergarten and are not behind in their education.
3. We will have little effect on vehicular traffic. There will be a designated area for loading and unloading for the parents, which is only needed twice a day for drop off and pick up. No additional traffic lights or walkways need to be added. The owner has agreed to fix the sidewalks required from the Major Project Review Committee. We are also working on designated parking areas for staff with property owner.
4.
  - A. Our project will add to student services as we will be educating children so they are ready for the school district.
  - B. It should not affect the police or fire protection. We will get a fire inspection yearly to ensure we have all proper safety in order. The building is already sprinklered and we will add the required fire alarm system and single station smoke alarms.

- C. Yes, water supply is adequate. We will provide a drinking water service to provide water for children.
- D. We will just add a small area of turf outside where there is currently concrete but no effect on drainage.
- E. Yes, there is currently adequate sewage
- F. No road improvements needed. Again, landlord has agreed to update sidewalks as requested.
- G. The site is existing so know it meets requirements.

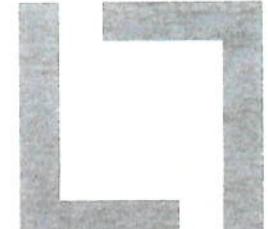
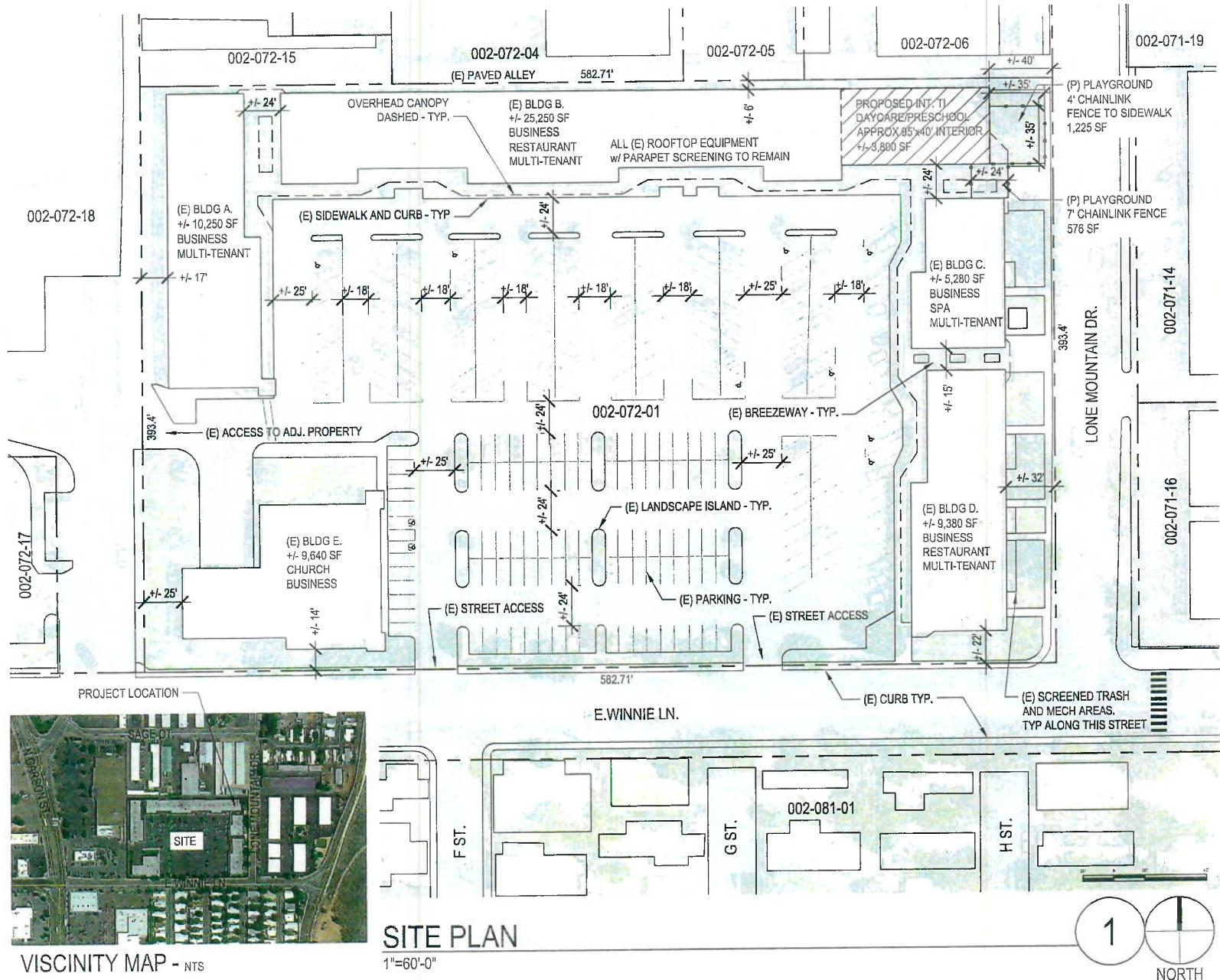
5. The space already exists with businesses and meets the zoning requirements.
6. Our project will not be detrimental to the public health, safety, convenience or welfare and in fact it will be a benefit to the general public as we are providing education services to children in need. Part of our services includes providing meals for children as well as health services such as dental exams, etc.
7. There will be no material damage and our project will not show prejudice to other property in the vicinity. We provide services to all types of families and children.

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We also currently have a childcare center licensed through the state for child care licensing standards so we are familiar with those standards and will comply with all those standards when setting up the facility.

The meals that will be provided to the children will not be made at the facility. We would contract with a vendor such as the school district to have the food prepackaged and delivered, and the staff would warm up any needed meals in a warming oven in the kitchen. This also included formula/milk being delivered for the infants and us just warming up.

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# COLLABORATIVE DESIGN STUDIO architecture of

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## CSA - HEAD START PRESCHOOL



APPLICANT: KRISTEN DEMARA - (775) 813-6923  
1090 E. 8TH ST. RENO, NV 89512

PROPERTY OWNER: EAST WINNIE LANE LLC  
2527 BRICKFIELD CT. THOUSAND OAKS, CA 91362

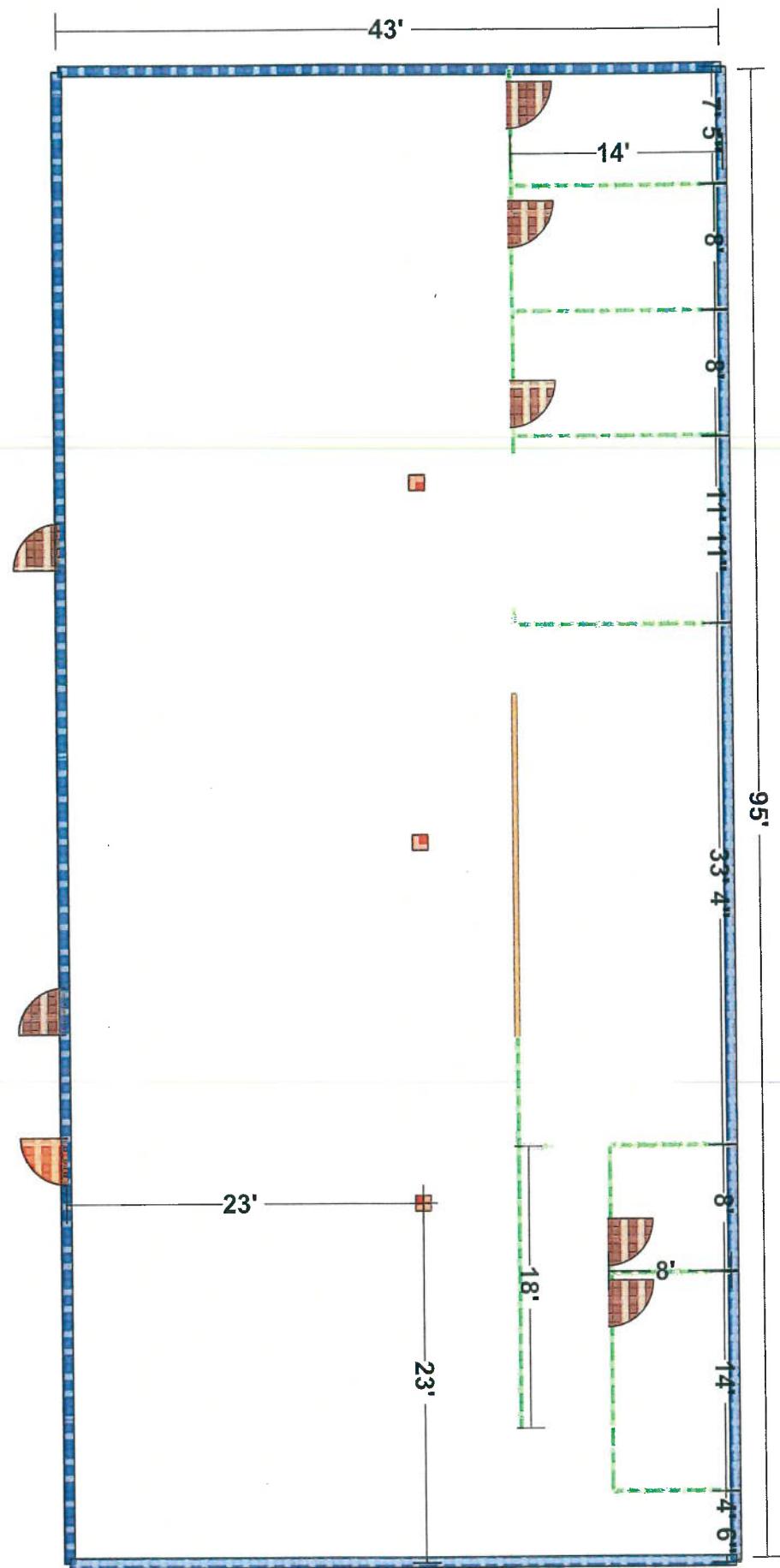
A.P.N. 002-072-01  
200 E. WINNIE LN.  
CARSON CITY, NV, 89706  
CARSON CITY CO.

JOB NO: 201912.03  
DATE: 04/17/2019

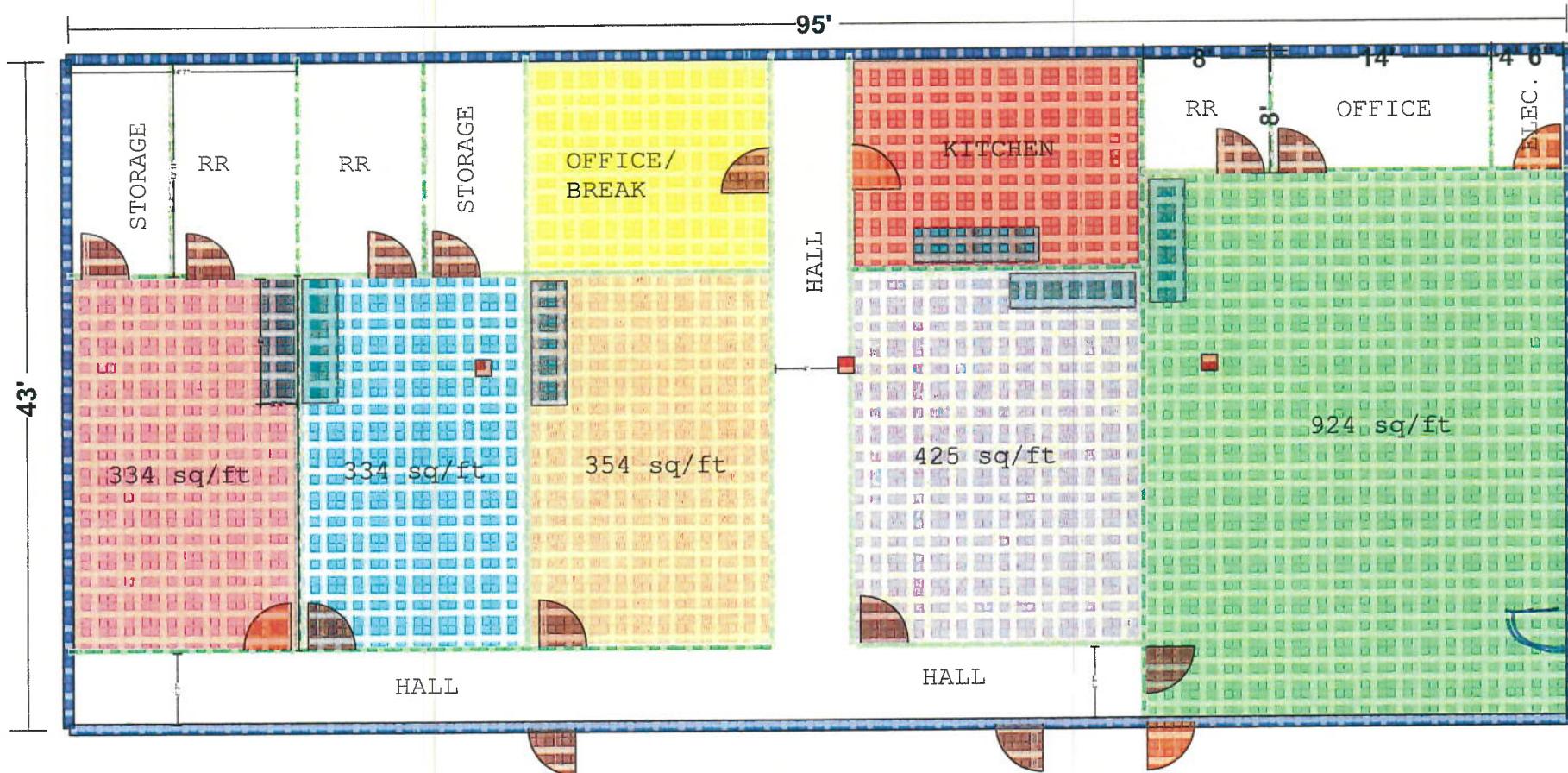
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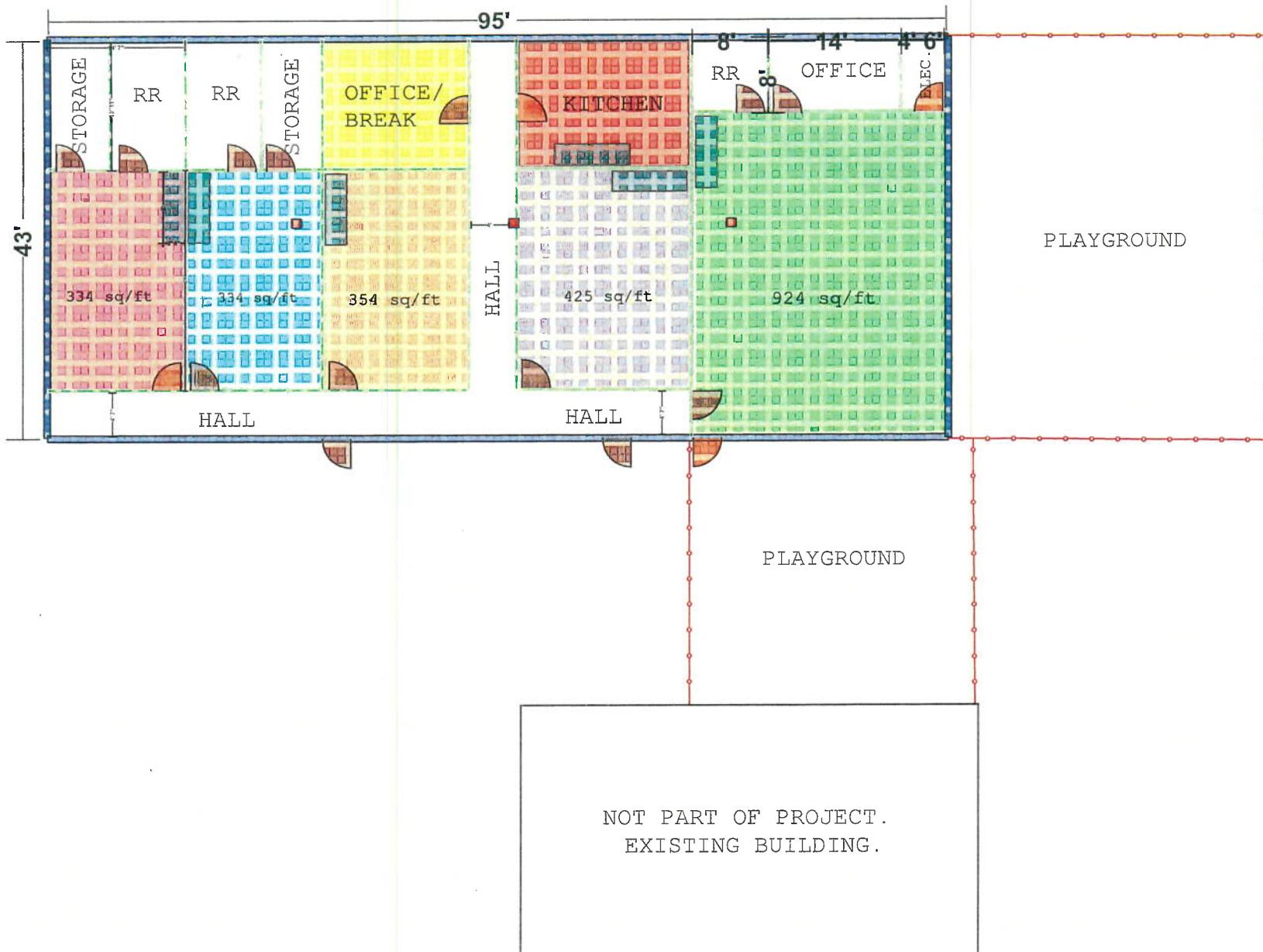
SPECIAL USE PERMIT



## PROPOSED FLOOR PLAN



PROPOSED OVERALL



## Google Maps

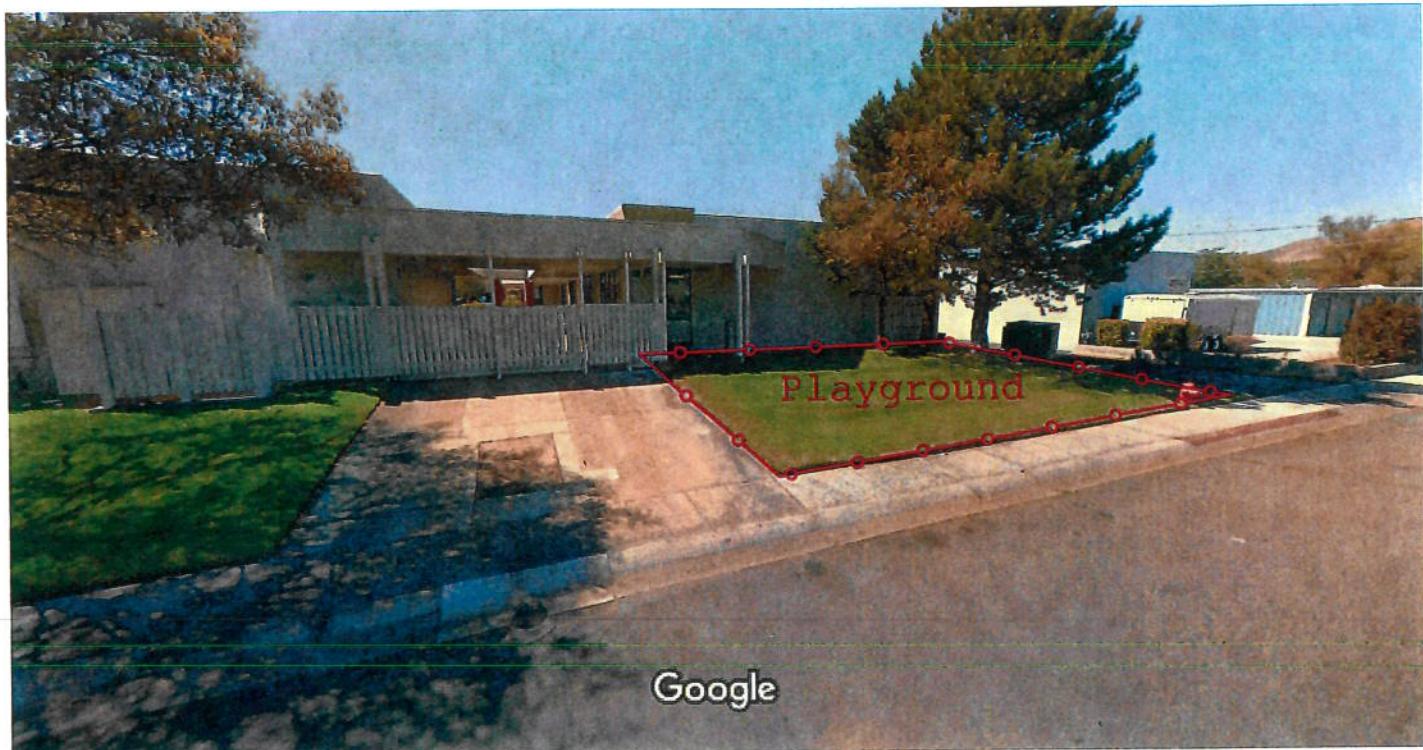
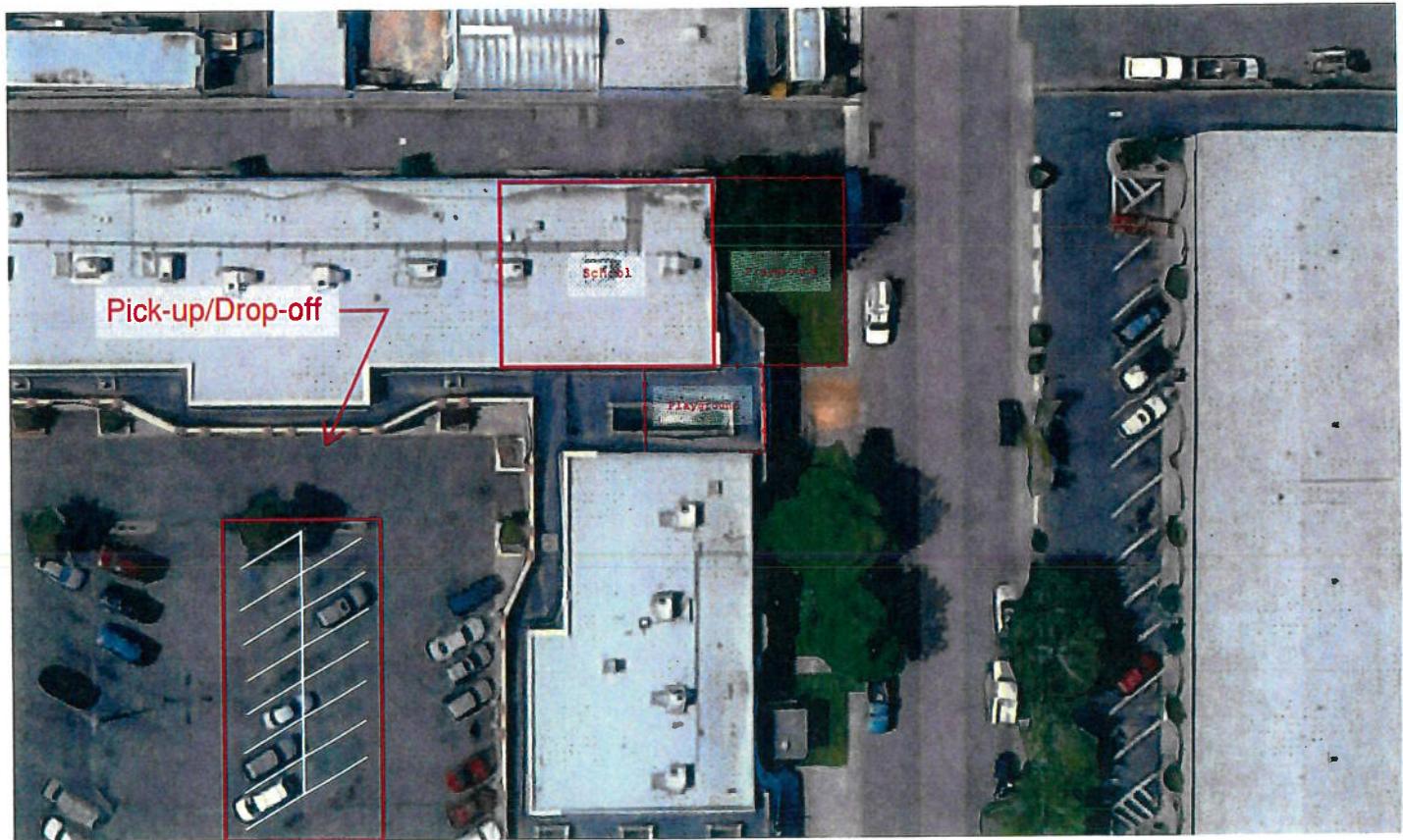
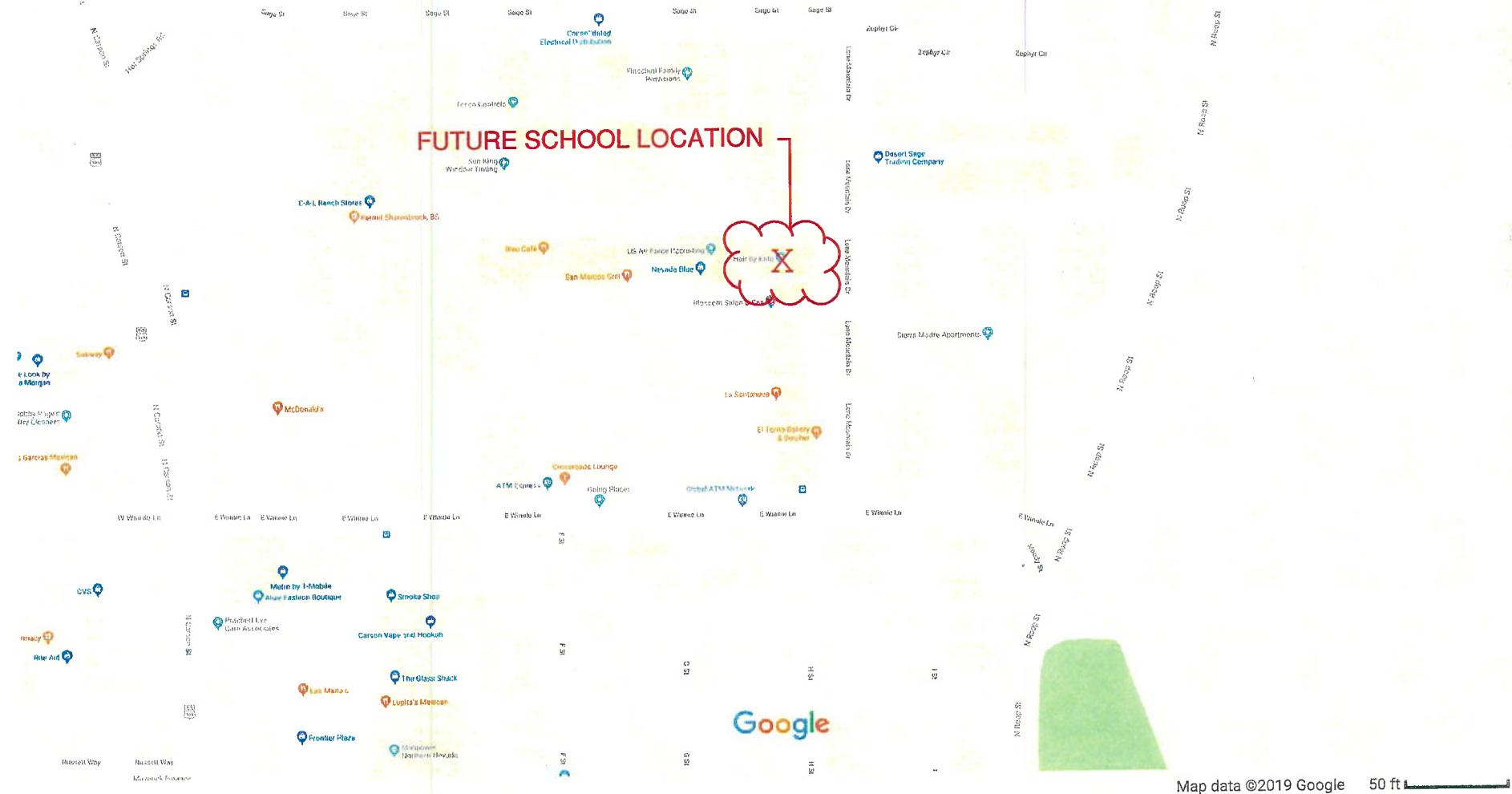


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# Master Plan Policy Checklist

## Special Use Permits & Major Project Reviews & Administrative Permits

### PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Community Services Agency Head Start

Reviewed By: \_\_\_\_\_

Date of Review: \_\_\_\_\_

### DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

#### CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

##### Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?

In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?

Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?

Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?

Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?

Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?

If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

## CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

### Is or does the proposed development:

Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?

Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

## CHAPTER 5: ECONOMIC VITALITY



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

### Is or does the proposed development:

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

## CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

### Is or does the proposed development:

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

## CHAPTER 7: A CONNECTED CITY



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

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

**Is or does the proposed development:**

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