

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JULY 31, 2019

FILE NO: SUP-19-098

AGENDA ITEM: E.6

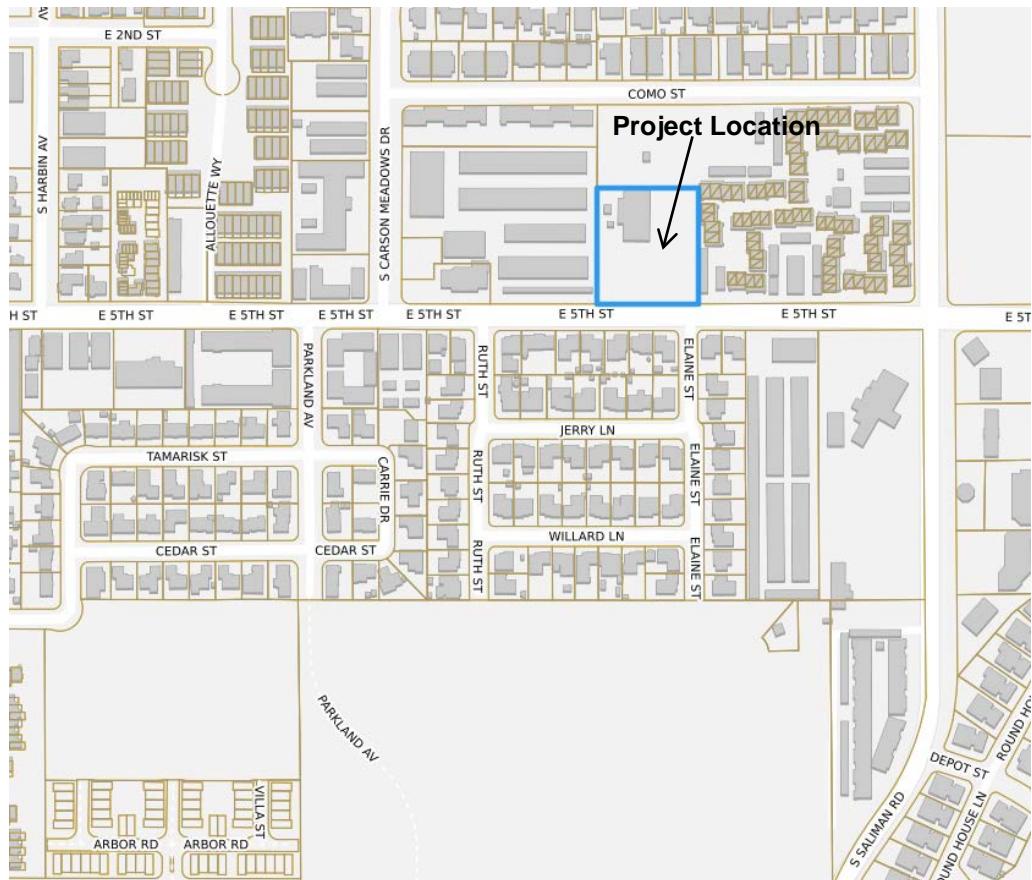
STAFF CONTACT: Heather Ferris, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to operate a church, on property located in the Multi-Family Apartment zoning district, at 1380 East 5th Street, APN 004-113-10. (Heather Ferris, h ferris@carson.org).

SUMMARY: *The applicant is seeking to use the existing building as a church. The request includes the use of the facility for church services, programs for adults and youth, food and clothing distribution, and collection for Angel Tree and Toys for Tots. Churches are allowed in the Multi-Family Apartment 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.*

PROPOSED MOTION: I move to approve SUP-19-098, 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 for 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 applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of issuance of the Special Use Permit. A single, one year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted the permit shall become null and void.
5. Parking must be provided at a ratio of 1 space for every 3 fixed seats. Within 15 days of approval of this Special Use Permit, the applicant shall provide a parking plan consistent with this ratio. Within 45 days of approval of this Special Use Permit, the applicant shall stripe the parking lot to meet the Carson City Standard details.
6. There shall be no outdoor amplification.
7. The applicant shall install a six foot solid fence along the eastern property boundary in order to provide adequate screening from headlights for the adjacent properties.
8. The applicant shall remove and replace the existing, deteriorated sidewalk and curb and gutter along the property frontage. Additionally, the driveway apron must be removed and replaced to meet current ADA standard.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits); and 18.04.105 (Multi-Family Apartment).

MASTER PLAN DESIGNATION: High Density Residential

PRESENT ZONING: Multi-Family Apartment

KEY ISSUES: Will the proposed church have an adverse impact on the adjacent properties?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Multi-Family Apartment Planned Unit Development/Condominiums
EAST: Multi-Family Apartment Planned Unit Development/Condominiums
SOUTH: Multi-Family Duplex/Single Family Residences
WEST: Retail Commercial/Mini-storage

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: X-shaded (between 100-year and 500-year flood plain)
2. EARTHQUAKE FAULT: Beyond 500 feet
3. EARTHQUAKE POTENTIAL: Zone I/Severe

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 1.67 acres
2. EXISTING STRUCTURE SIZE: 7,200 square feet
5. REQUIRED PARKING: 67 spaces (1 space for every 3 fixed seats or 10 feet of bench)
PARKING PROVIDES: 98 spaces (1 space for every 3 fixed seats or 10 feet of bench)
6. VARIANCES REQUESTED: None

DISCUSSION:

The applicant is proposing to utilize an unoccupied building, the former Eagles Lodge, for a church. The site is located in an area with a mix of commercial and residential uses. There are no proposed exterior modifications to the building with the exception of the addition of a covered entry way at the main entrance on the east side of the building.

The proposed primary use is a church. Ancillary uses will involve tutoring programs, recovery programs, bible study/youth group, band practice, food and clothing distribution, Angel Tree and Toys for Tots collection, blood drives, community resourcing, and family movie nights. These are all functions that are traditionally associated with a church.

The church is proposing to meet its parking requirement by providing all parking on-site. Division 2.2 of the Development Standards requires a ratio of 1 parking space for every 3 fixed seats or every 10 feet of bench. In cases where there are no permanent seats or benches maintained, 1 space for every 20 square feet of principal assembly area is required. Per the application, the church will include 200 fixed seats, therefore, requiring a total of 67 parking spaces. The application includes a parking plan that shows 98 spaces being provided. There is sufficient area to provide adequate parking, however, staff has concerns with regard to the layout of the parking, particularly with spaces that are shown backing into each other; therefore the applicant will be required to submit 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. Additionally, the parking that faces the residentially zoned properties, specifically the parking on the eastern property line, must provide screening.

Per Carson City Municipal Code (CCMC) 18.04.105 *Multi-Family Apartment*, a church requires approval of a Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit upon making each of the required seven findings in the affirmative.

PUBLIC COMMENTS: Public notices were mailed to 200 property owners within 600 feet of the subject site on July 15, 2019. As of the date of writing of this report, no public comments have been received related to this proposal. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on July 31, 2019 depending on the date of submission of the comments to the Planning Department.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:

Plans were routed to commenting agencies and the following comments were received. Comments have been incorporated into the conditions of approval as appropriate.

Engineering Department:

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

- The sidewalk and curb and gutter along the frontage have deteriorated to an inadequate state and must be removed and replaced with the project.
- The driveway apron must be removed and replaced to meet current ADA standards.

- The parking lot must be striped to meet current Carson City Standards.

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 proposed project has a trip generation rate of 16.32 trips per 1000 square feet for the Sunday peak hour. This is an increase from the trip generation rates of the previous uses of 2.30 (Community Center) and 15.53 (Bar). However, since the majority of the trips are anticipated to occur during off-peak times on Sunday mornings, a traffic impact study is not required. The sidewalk is in a deteriorated state, and the driveway apron does not meet current ADA standards, therefore the above proposed conditions of approval include removal and replacement of these facilities.

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

The proposed project will have similar domestic water use compared to the existing facility, and no new fire sprinklers are currently required. Also, there is no proposed increase in impervious space. 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:

The project must comply with the currently adopted Carson City fire code and northern Nevada fire code amendments as adopted by Carson City.

Environmental Control:

1. Any Tenant Improvement or Demolition project disturbing greater the 160 sq. surface feet, 260 linear feet, or 1 cubic meter of material would trigger the following requirements.
 - a. An Asbestos Assessment would be required on all applicable materials. Per CCMC 12.12.065.
 - b. After receiving results back from the Asbestos Assessment, complete Carson City's Acknowledgement of Asbestos Assessment Form, Submit a copy of this form along with a copy of the asbestos assessment at the Carson City Building Department. Per CCMC 12.12.065.

- c. An EPA 10 Day Notification required, please submit a copy of this document at the Carson City Building Department along with proof that the Notification has been sent to EPA Region IX. Per CCMC 12.12.065.
- d. Please Note* if any asbestos containing material is to be taken to the Carson City Landfill for disposal, you must first obtain an Industrial Waste Manifest from the ECA Department before this material will be allowed to enter the landfill for disposal.

2. If food preparation is to be done at this facility, a properly sized grease interceptor will be required. Per CCMC 12.06.245

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

1. Will be consistent with the Master Plan elements.

The use of a church is consistent with the master plan. The primary uses of the High Density Residential master plan designation include apartments, condominiums, townhomes, four-plexes, and duplexes. Secondary or complimentary uses include parks, recreation amenities, places of worship, schools, and other civic uses. The project site includes an existing fraternal lodge that is proposed to be converted to a church. As noted, places of worship are anticipated complementary uses in the High Density Residential master plan designation and require review and approval of a Special Use Permit in the Multi-Family Apartment zoning designation.

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 church is proposed to occupy an existing building which once served as a fraternal lodge. Converting the existing building to a church will not be detrimental to surrounding properties or the general neighborhood. Per the application, programs are primarily indoors with outdoor activities being minimal. There will be no outdoor amplification and no change is proposed to the existing outdoor lighting.

Per the application, there are no proposed regular business hours for the church; however, there are several ancillary activities proposed that will occur throughout the week, month, and year. Typical activities would include weekly church services, tutoring, recovery program meetings, bible study/youth group, and band practice. Monthly activities would include church board meetings, family movie night, community resourcing, and food and clothing distribution. Bi-annual activities would include blood drives and ministerial association meetings. Additionally, there would be seasonal collections for Angel Tree and Toys for Tots.

The exterior changes are limited to the addition of a covered entry way at the main entrance on the east side of the building. Additionally, since parking is proposed to be located adjacent to residentially zoned property, the parking will be required to be screened. There is currently vegetation and fencing (a combination of chain link and rot iron) along the shared property line. Staff is recommending a condition that this area be screened with a six foot solid fence or wall in order to provide adequate screening from headlights for the adjacent properties.

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

The proposed church will have little or no detrimental effect on vehicular traffic. The use (church) has a trip generation rate of 16.32 trips per 1000 square feet for the Sunday peak hour. This is an increase from the trip generation rates of the previous uses of 2.30 (Community Center) and 15.53 (bar). However, since the majority of the trips are anticipated to occur during off-peak times on Sunday mornings, a traffic impact study is not required.

As conditioned, the project is not anticipated to have a detrimental effect on pedestrian traffic. The sidewalk along the site's frontage is in a deteriorated state and the driveway apron does not meet current ADA standards. Staff is recommending conditions of approval requiring removal and replacement of these facilities, in order to mitigate any potential impacts to pedestrian traffic.

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

The church is proposed in an existing building which previously housed a fraternal lodge. The conversion of the building to a church is not expected to have a substantial impact on public services and facilities. The proposed project will have similar domestic water use compared to the existing facilities and no new fire sprinklers are currently required. Also, there is no proposed increase to impervious space; therefore, there will be little to no increased impact to storm drainage.

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 church. There are no specific standards for development of a church. Pursuant to CCMC 18.04.105 a church is allowed in the Multi-Family Apartment zoning district subject to first obtaining approval of a Special Use Permit. Staff has recommended conditions of approval to ensure that the provisions of Title 18 are met with the development of the church.

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

There is no anticipated detrimental effect to the public. The use will primarily be indoors, and primarily during day time hours.

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

With the conditions of approval recommended, the establishment of a church at the subject property will not result in material damage or prejudice to other property in the vicinity. The proposed use is primarily indoors during day time hours.

Attachments:

Application (SUP-19-098)

Carson City Planning Division 108 E. Proctor Street • Carson City NV 89701 Phone: (775) 887-2180 • E-mail: planning@carson.org		FOR OFFICE USE ONLY: JUN 17 2019 CCMC 18.02.080 CARSON CITY PLANNING DIVISION
FILE # SUP -9 - 098		SPECIAL USE PERMIT
APPLICANT Carson City Church of the Nazarene/DBA Connected 530.592.5701		FEE*: \$2,450.00 MAJOR \$2,200.00 MINOR (Residential zoning districts) + noticing fee <i>*Due after application is deemed complete by staff</i>
MAILING ADDRESS, CITY, STATE, ZIP 1380 E 5th St, Carson City, NV, 89701		<input type="checkbox"/> SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including: <input checked="" type="checkbox"/> Application Form <input checked="" type="checkbox"/> Detailed Written Project Description <input checked="" type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Building Elevation Drawings and Floor Plans <input checked="" type="checkbox"/> Special Use Permit Findings <input checked="" type="checkbox"/> Master Plan Policy Checklist <input checked="" type="checkbox"/> Applicant's Acknowledgment Statement <input type="checkbox"/> Documentation of Taxes Paid-to-Date <input checked="" type="checkbox"/> Project Impact Reports (Engineering)
EMAIL ADDRESS jj@connectednaz.com		<input type="checkbox"/> CD or USB DRIVE with complete application in PDF
PROPERTY OWNER Carson City Church of the Nazarene /DBA Connected 530.592.5701		Application Received and Reviewed By:
MAILING ADDRESS, CITY, STATE, ZIP 1380 E 5ht St, Carson City, NV, 89701		Submittal Deadline: Refer to the Planning Commission application submittal schedule.
EMAIL ADDRESS jj@connectednaz.com		Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.
APPLICANT AGENT/REPRESENTATIVE Rev. Jeremy Tuttle		PHONE # 530.592.5701
MAILING ADDRESS, CITY STATE, ZIP 614 W 4th St Carson City, NV, 89703		
EMAIL ADDRESS jj@connectednaz.com		
Project's Assessor Parcel Number(s): 004113100		Street Address 1380 E 5th St, Carson City, NV, 89701
Project's Master Plan Designation 400 - General Commercial		Project's Current Zoning MFA - Multi Family Apartment
		Nearest Major Cross Street(s) 5th/Carson Meadows/Saliman
Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. We are proposing to change the use of the current Fraternal Order of the Eagles Lodge to Connected Nazarene Church. We are requesting a Special Use Permit as the current location is zoned MFA.		
PROPERTY OWNER'S AFFIDAVIT <u>Jeremy Tuttle</u> , being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.		
Signature <u>Jeremy Tuttle</u> 		Address 614 W. 4th St. Carson City NV 89703 Date 6/17/19
Use additional page(s) if necessary for additional owners.		
STATE OF NEVADA COUNTY		RECEIVED JUN 27 2019 CARSON CITY LENNA E. RESECK NOTARY PUBLIC STATE OF NEVADA My Appt. Exp. March 28, 2022 N. # 14-10722-5
On <u>June 17</u> , 2019, <u>Jeremy Tuttle</u> , personally appeared before <u>LENNA E. RESECK</u> , 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.		
<u>LENNA E. RESECK</u> Notary Public		
NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.		



DESCRIPTION OF PROPOSED PROJECT TO CHANGE USE FROM A FRATERNAL ORDER ASSEMBLY HALL TO THE CONNECTED CHURCH OF THE NAZARENE

Applicant is requesting a Special Use Permit for The Carson City Church of the Nazarene (DBA Connected) at 1380 E 5th St. This property was most recently owned and occupied by The Fraternal Order of Eagles and is well known in the community as The Eagles Lodge. The work that will be done on the site will consist of mostly interior remodeling with the exception of a covered entry way that will be added over the east facing main entrance. The space inside is currently designed to house a large assembly in the main hall, a room for gathering (a bar), and three smaller rooms that have multiple uses. In the proposal the large assembly space will maintain that use, the large gathering room will remain as such although there will be more coffee served than alcohol. And the multi use rooms will be used for office space and class rooms.

Connected Church of the Nazarene has a desire to be located in the community where the most good can be accomplished. Moving to this building will allow Connected Naz to service a very vulnerable population of Carson City. The services include:

- Recovery Groups
- A place for Youth to be cared for and be safe
- Serve families in crisis both short term and long term
- Help to prevent homelessness by providing resources
- Help to prevent homeless deaths do to exposure by clothing and food distribution.

Since 2003 when the Carson City Church of the Nazarene went through the rebranding process and became what is currently known as Connected Naz the organization has existed to be a place of connection. Connected Naz sought out and has maintained long lasting relationships with Seeliger Elementary School, The Ron Woods Center, Northern Nevada Dream Center, Fish and the Carson City Ministerial Association. This project will allow for a lot of the fore mentioned organizations to use the facility as a centralized satellite campus to benefit the community and provide for the needs of thousands of Carson City residents.

The property will be used for church services, recovery programs for both adults and youth, food and clothing distribution through the Northern Nevada Dream Center as well as a collection site for Angel Tree and Toys for Tots. Connected, at its core longs to serve the people of the community.

The projected hours of operation for this project will be as follows:

Weekly:

Sunday: 10:00AM - 11:30AM - Church Service - Currently 60 People

Monday: 2:00PM- 6:00PM - Tutoring - Projected 15 People

Tuesday: 6:30PM-8:00PM - 12 Step Recovery - Projected 40 People

Wednesday: 2:00PM- 6:00PM - Tutoring - Projected 15 People

6:30PM-8:00PM - Bible Study/Youth Group - Projected 40 People

Thursday: 7:00PM-8:30PM - Band Practice - Currently 10 People

Friday: 2:00PM- 6:00PM - Tutoring - Projected 15 People

Saturday: Closed (except for special occasions - see monthly usage)

Monthly:

4th Sunday: 11:30AM-1:30PM - Church Board Meeting - Currently 12 People

2nd Friday: 6:00PM-8:30PM - Family Movie Night - Projected 30 People

1 Saturday: 9:00AM-1:00PM - Community Resourcing/Fish,Ron Wood - 30 People

3rd Saturday: 9:00AM-2:00PM - Food and Clothing Distribution through the Northern Nevada Dream Center - Projected 70 People

Bi annual:

Blood Drive - Sundays 9:00AM-2:00PM Projected 10 additional Sunday people

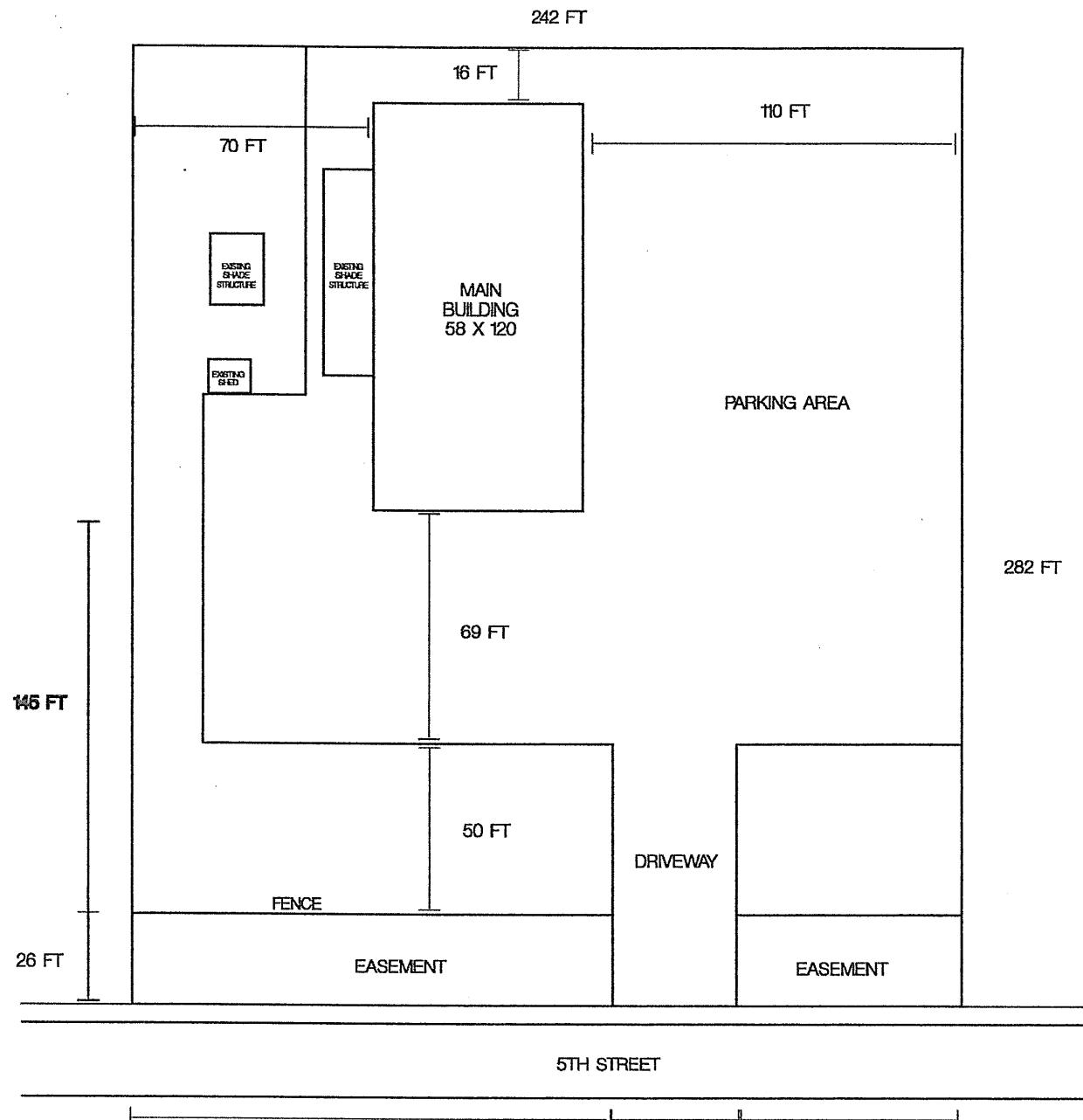
3rd Thursday Fall and Spring 8:30AM-10:30AM - Currently 15 People

Seasonal Usage Hours:

November and December - Angel Tree and Toys For Tots Collection - No new hours or people will be added for these programs.

Christmas Eve: 5:00PM-6:00PM - Projected 100 people.

SITE PLAN FOR 1380 E 5th St



OWNER: Carson City Church of the Nazarene
1380 E 5th St Carson City, NV 89701
530.592.5701

APPLICANT: Same

REQUEST: To allow a church

LOCATION: 1380 E 5ht St

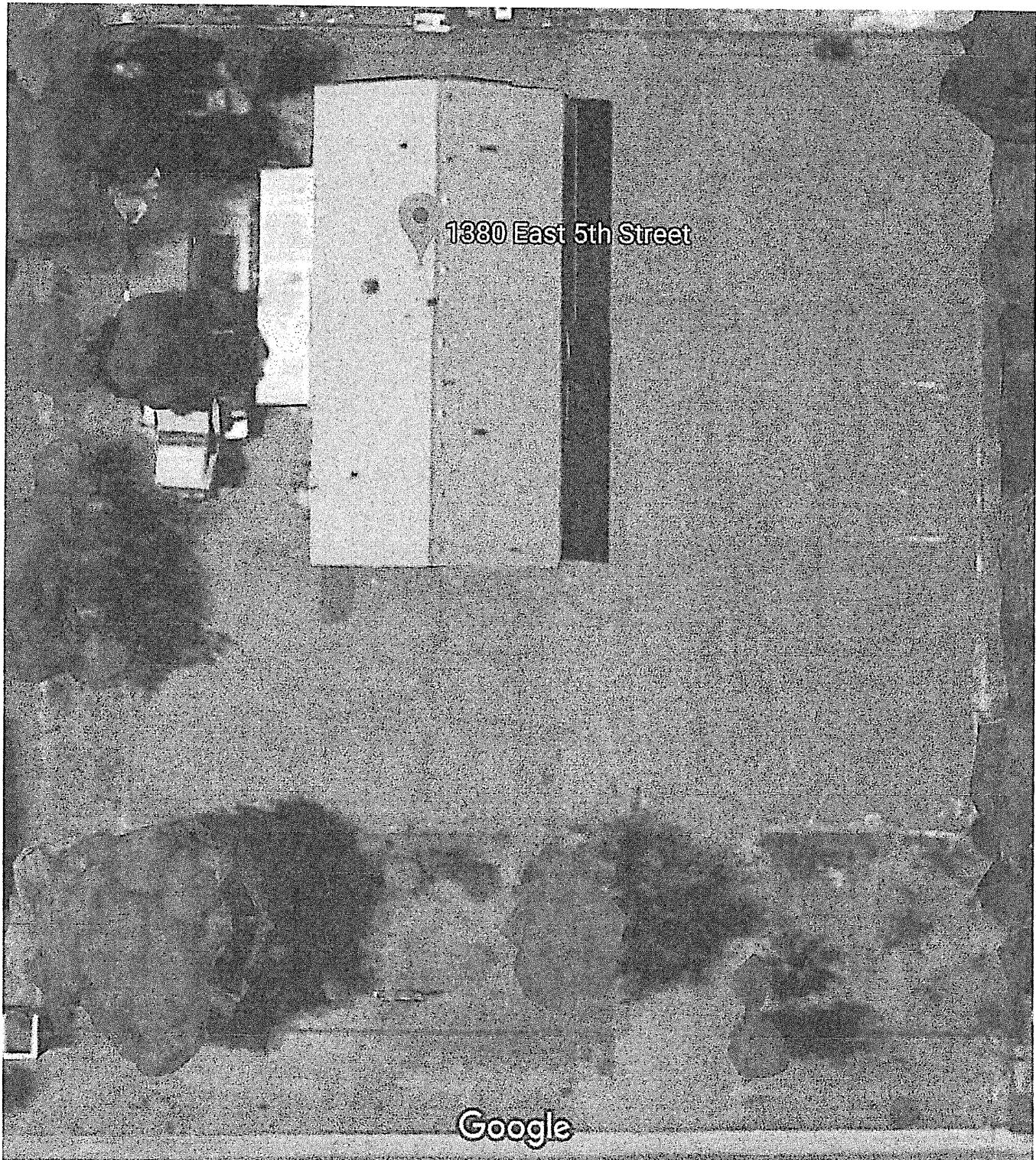
ZONING: Multi Family Apartment

MASTER PLAN LAND USE DESIGNATION:
400 General Commercial

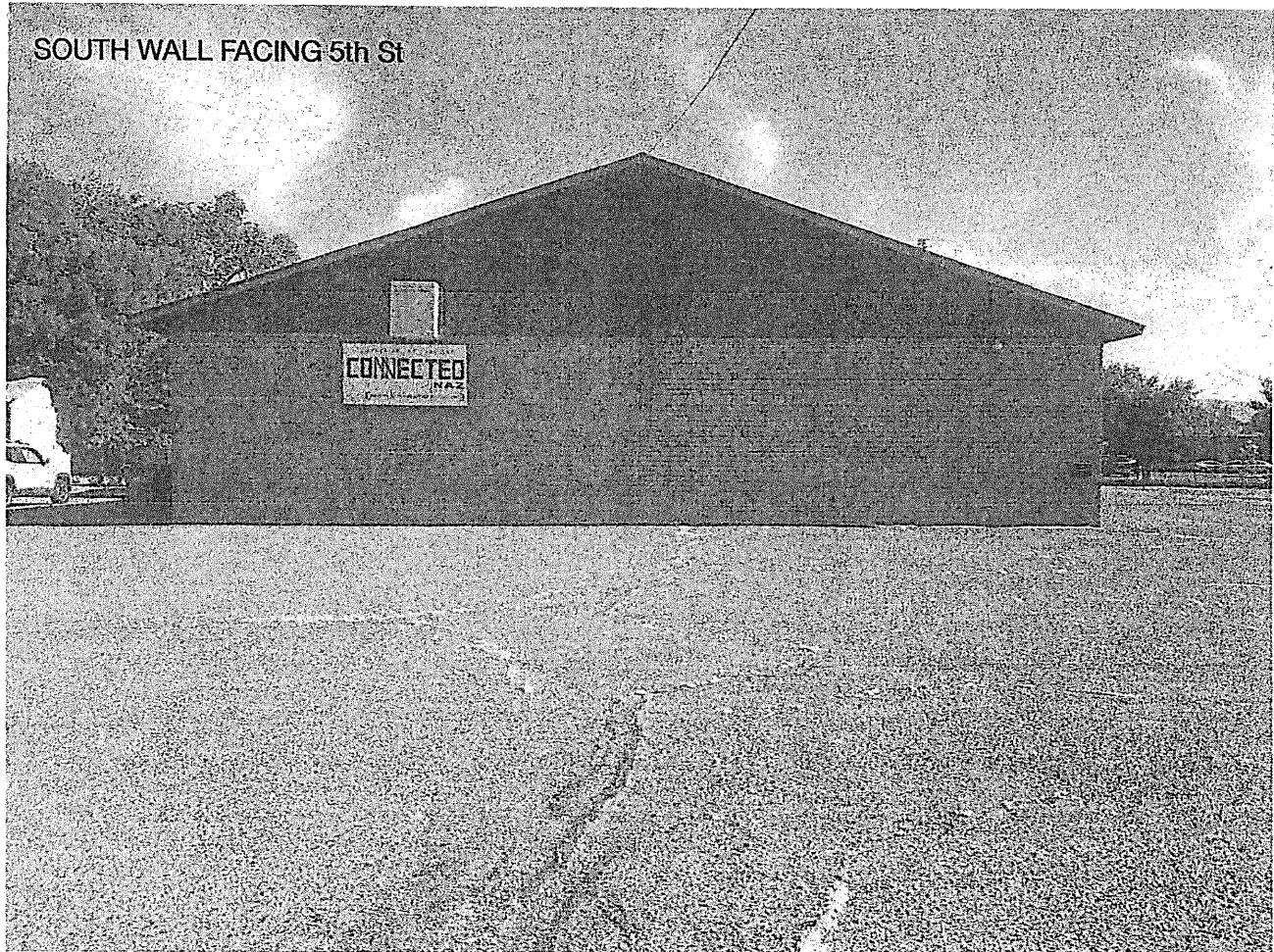
APN: 00411310

SITE PLAN PREPARED BY: Ben Schuler

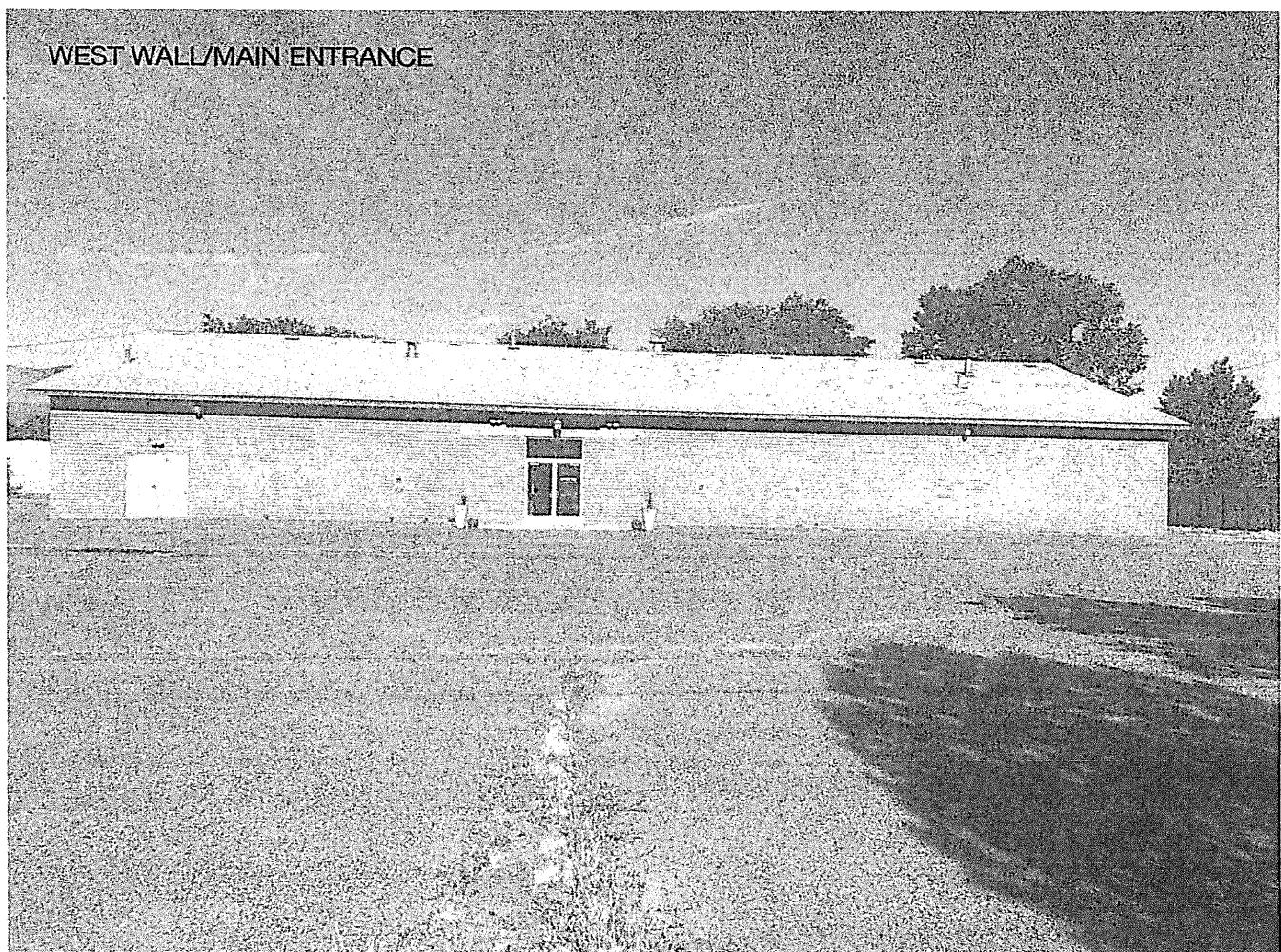
AERIAL VIEW

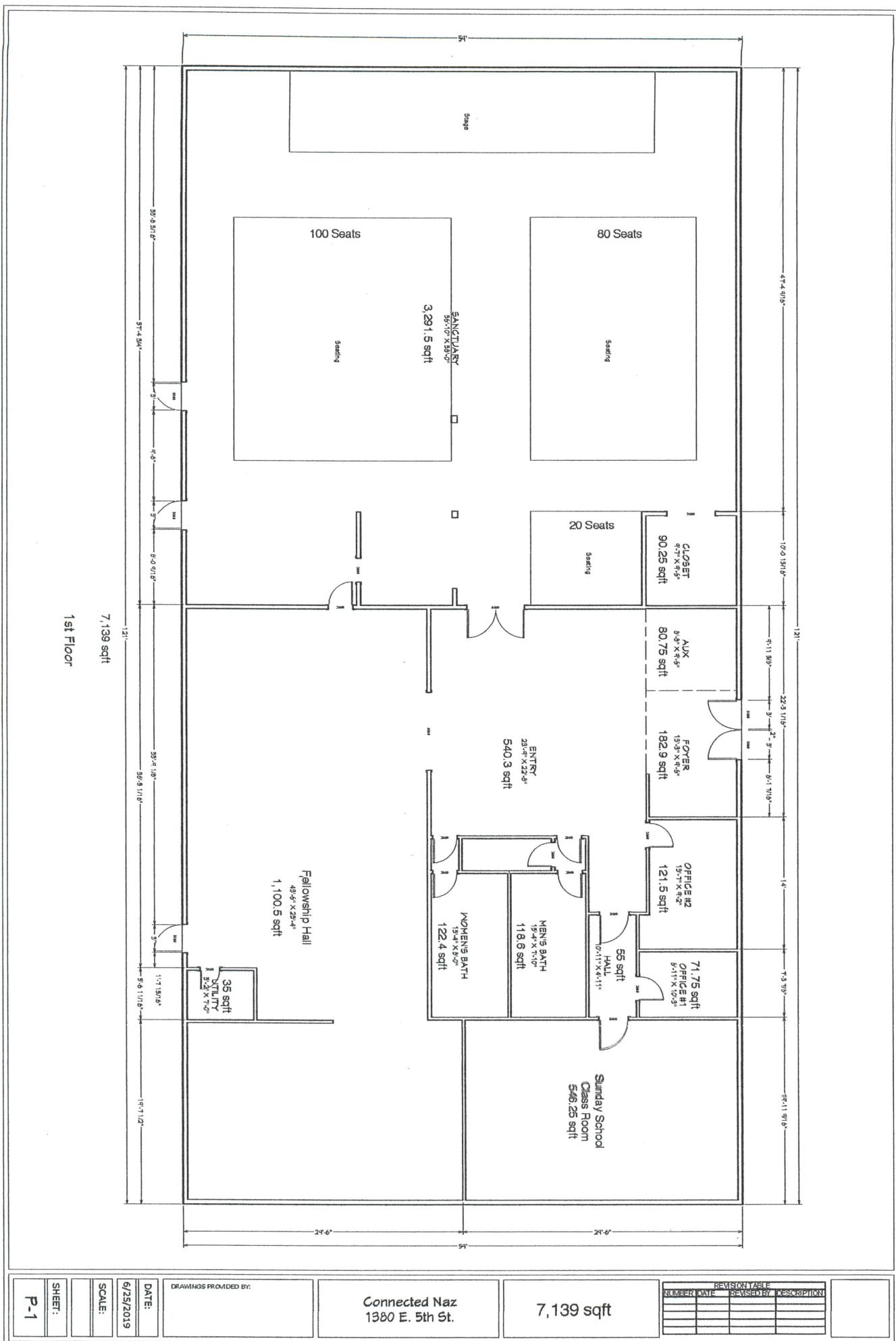


SOUTH WALL FACING 5th St



WEST WALL/MAIN ENTRANCE





DRAWINGS P80M PRED BY:

Connected Naz
1380 E. 5th St.

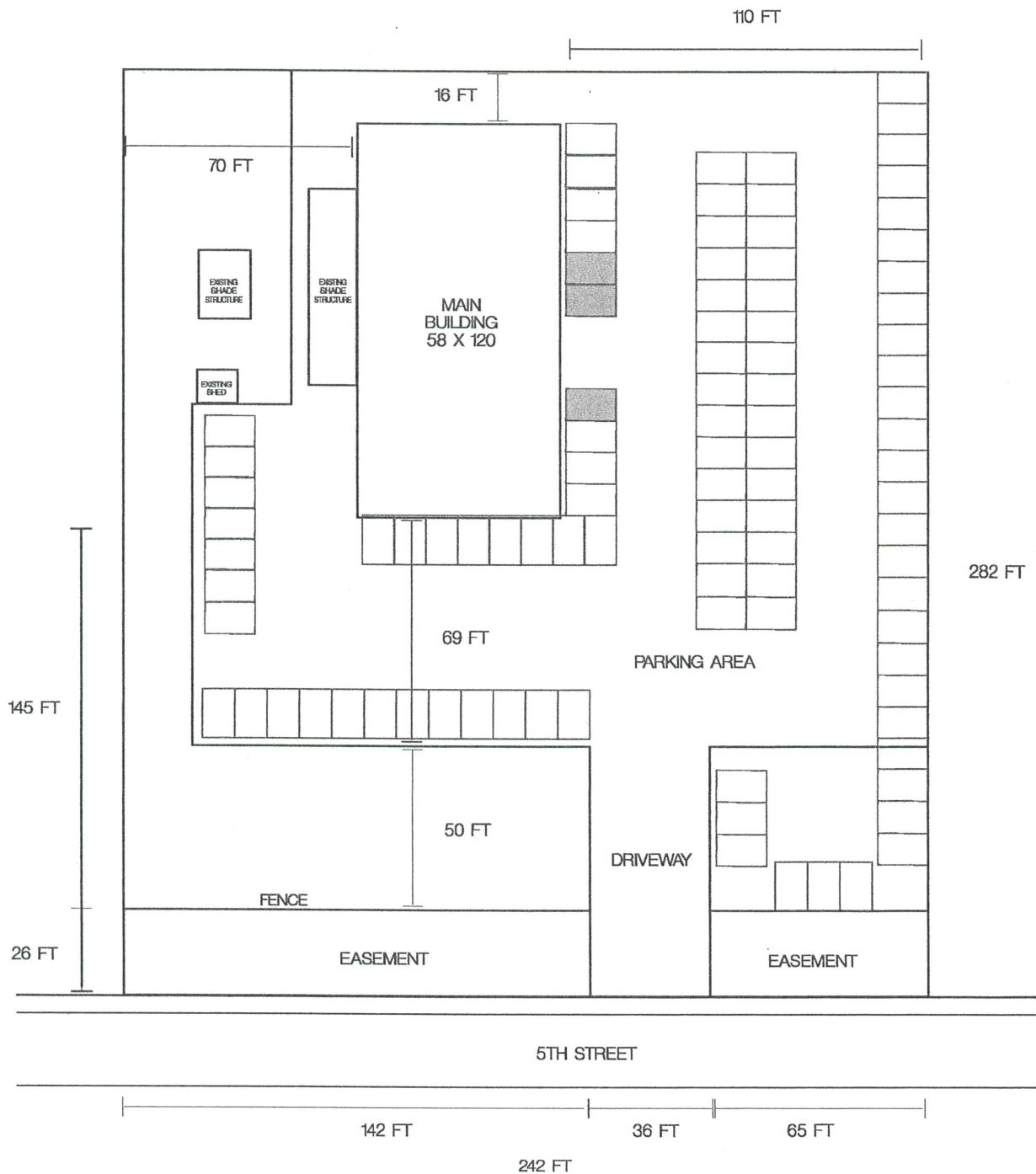
7,139 sqft

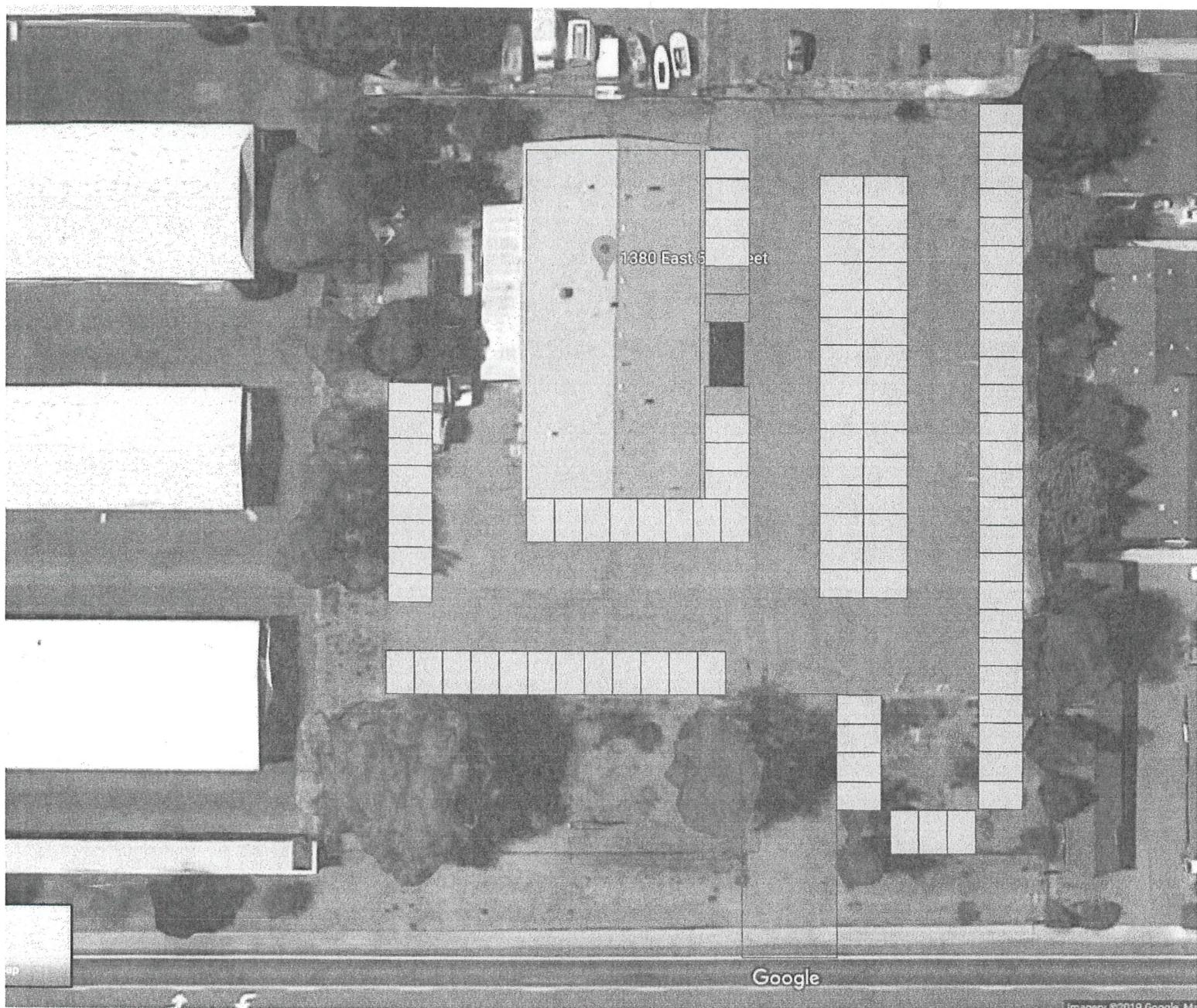
REVISION TABLE

p. 1

Parking Plan

1 Space for each 3 fixed seats; 200 Fixed Seats





Google

Imagery ©2019 Google, Ma

FINDINGS FOR A SPECIAL USE PERMIT FOR CARSON CITY CHURCH OF THE NAZARENE TO OPERATE AT 1380 E. 5TH ST WHICH IS ZONED MFA.

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

The features of this project reflect and support question one as follows:

Master Plan Chapter 3: A Balanced Land Use Pattern

There is no change to the planned population growth anticipated with this project. It will improve the surrounding neighborhoods by the occupying and maintaining of a previous unoccupied building and lot. This project will also improve the social and economic well being of Carson City though the variety of assistance that Connected Naz offers to the community.

Sustainability is achieved by utilizing and maintaining the use of existing structure and property with very little infrastructure improvements required.

The property is located outside of the primary flood plain and away from other geological hazard areas.

The development is located in an existing building and achieves the goal of infill development, it will be taking advantage of a central location, good traffic access, and close proximity of utilities. The location is located on a major thorough fair that will provide maximum accessibility to our neighbors and the community of Carson City.

All pathway connections will be maintained by existing sidewalks around the site. The current walking and biking patterns from the site thru the neighborhood will be maintained.

Transitions between residential and non residential ares will be maintained by retaining existing landscape buffers along east, west, and north of the site.

Levels of utility load will remain the same as previous use. No new utility load is expected.

Master Plan Chapter 4: Equitable Distribution of Recreational Opportunities

The project will provide a safe space for children and youth of the community to come after school.

Master Plan Chapter 5: Economic Vitality

This project will relocate existing services to a more central location that will be more accessible to those in need of services while maintaining compatibility with the adjacent residents and businesses.

Master Plan Chapter 6: Livable Neighborhoods and Activity Centers

This project will involve occupying a previous vacant building with a large unmaintained lot. The occupation of this building and the maintaining of this lot will help the established neighborhood in this area of the city.

The building for this project is built of durable long lasting materials has clearly identified entrances , landscaping and other features consistent with the development standards.

It provides appropriate height, density and setback transitions and connectivity to surrounding developments through a maintained easement and public sidewalk allowing the neighbors access to their properties.

Pedestrian connectivity around the site will be maintained. Current biking and walking from the site thru the neighborhood and the city will be maintained.

Master Plan Chapter 7: A Connected City

This project promotes a sense of community by linking neighborhoods together through the use of current sidewalks and bike lanes. Connected Naz is a neighborhood with several of the cliental either walking or riding their bicycles to different events reinforcing Carson City's Unified Pathways Master Plan.

QUESTION 2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of the 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.

A. Describe the general types of land uses and zoning designations adjoining your property.

Land uses and zoning codes of adjacent adjacent properties are as follows:
To the North; private parking lot for condominiums (MFA), to the South; residences separated by 5th St. (MFD), to the East Condominiums (MFA), to the West Storage Unit Facility (RC).

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.

The previous use as The Fraternal Order of Eagles Lodge is basically the same as the use that Connected Naz attends for the property. The use of the building will not change. There will be assemblies gathering primarily during after business hours throughout the week with the greatest impact being between 9AM and 12PM Sunday mornings.

Surrounding the property is a variety of zoning classifications so there is not a consistent theme to the neighborhood so the project will not hurt property values or cause problems.

The only noise impact will be contained inside the building. Connected Naz programs are primarily indoor with very minimal outdoor activities. There will be no outdoor amplification and none of our activities will produce loud noise, dust, odors, vibration, fumes, glare, or physical activity.

The current architectural design of the building will not be changed from its former use with the exception of a covered entry way. This entry way will only add to the appearance of the building making it more inviting and accessible.

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.

The use of the building will be the same use as the previous owners, and the large parking lot, fence line, mature trees and green space provide a buffer to adjacent properties. Connected Naz will not increase the current weekday traffic of the neighborhood as there are approximately the same amount of members as The Fraternal Order of the Eagles had its closing. Sunday morning will not see a drastic increase due to the fact that the arrival times of the congregation are spread out over a two hour period. We do not maintain regular business hours for our 3 employees so there will not be much use during regular business hours. Any night time activities are limited to small groups and never loud or obstructive to the neighbors. All programs at the facility are completed and the parking lot is empty by 9PM.

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.

None of the current outdoor lighting will be changed.

E. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site place with existing and proposed landscape shown on the plan which complies with city ordinance requirements.

All current landscape will be maintained.

F. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

The short term benefits if our project is approved will be that people that are down and having a hard time finding any hope in this world will be shown love acceptance and given the hope that will get them too tomorrow. The location will also allow for several people to walk to church. Connected Naz has made contact with several seniors that live in the neighboring condos located at 400 Saliman that either do not drive and rely on rides from family members or prefer not to drive that are excited about a church so close to their homes. Another short-term benefit is the occupation of a previous vacant building. This means less chance of vandalism and people hanging out in the empty parking lot. Connected Naz will also immediately seek to control a massive weed problem that has consumed the property.

Long-range benefits as Connected Naz continues to invest time, energy and finances into the people in need of Carson City the community will see more productive, Law abiding citizens living and working in the community. Through the commitment to see lives changed through recovery programs, micro loans, and investing in young people Connected Naz in the long run desires to grow or establish programs to meet these needs. In partnering with the Northern Nevada Dream Center to not only bring their food and clothing trucks to the central location NNDC will be leading up a recovery group for all people that are struggling with hurts habits and hang ups. Connected Naz also has a vision of bringing the community resources such as Ron Woods, mobile medical clinics, and FISH to a central location where they can set up and serve the community free of charge. The building will also be made available to the community for large trainings and other special events that community might need a space for. One of the long-range benefits that Connected Naz is very excited about is to provide an after school homework club. This club would be offered free of charge to students of all ages in and around the neighborhood. The plan would be to provide a healthy snack and tutors to help students with all levels of homework. These tutors would come from the congregation, teachers that Connected Naz has relationships with and students from the high school. The students that are involved in National Honors Society are responsible for a number of volunteer hours that Connected Naz would be able to offer them through this tutoring program. The hope is that some kids would come for the homework, some for the snack and some just to stay out of trouble until a parent or guardian is home for work.

Everything that Connected Naz does is designed to benefit the community meeting short term and long term needs. Our church services are designed to see spiritual

restoration and our partnerships in the community are deigned to provide the pragmatic assistance people need to get through the day.

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

Based on the use of the previous owners and hours that Connected Naz will be using the property Connected Naz does not for expect much of any impact on pedestrian and vehicular traffic.

Question 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.

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?

Connected Naz has a good working relationship with Seeliger Elementary School providing security for their annual Pumpkin Patch Event and helping students in need with coats and shoes. The after school tutoring program will also help students get the extra help they need to succeed in school ultimately contributing to a higher graduation rate.

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

Connected Naz has always been a supporter of police and fire fighters. We will continue to support them in any way that we can. Also by providing a place for students of all ages to go after school the expectation is the amount of trouble that they could find would decrease alleviating police responding to calls. By having a presence where there was a vacant building will also help to cut down on the possibility of wrong doing.

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?

Based on the similar usage of The Eagles and Connected Naz there is nor foreseeable increase in water usage. Nor is there any reason to suspect the lines need replacing.

D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated.

There is no change to the existing covering of the land area do there will be no drainage issues.

E. Is there adequate capacity in the sewage disposal trunkline that you will connect to in order to serve your project, or is your site on a septic system?

In speaking with Jet Pluming after running a camera and performing a full hydro flush on the drainage pipes they were confident that since there will be no increase in use of the sewage disposal the current lines would be sufficient.

F. What kind of road improvements are proposed or needed to accommodate your project?

There are no foreseeable road improvements needed as the increase of usage will be insignificant.

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).

For sub question A and B personal experience was used, sub question C and E Jet Pluming, sub question D, F is based on the previous use of property.

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

Development is proposed within a multi family apartment category where the underlying zoning may permit a church using a special use permit.

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

Connected Naz is beneficial to public health, safety, convenience and welfare by providing needed services and meeting the needs of hundreds of people in the community.

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

The building being referenced in this proposal has been located at this location as is since 1971. This project does not propose any structural changes that would result in any damage or prejudice to any properties in the vicinity.

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: _____

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)?

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

Jeremy Tuttle

Print Name

6/17/19

Date

PROJECT IMPACT REPORT

Traffic:

The previous use and the Eagles Lodge housed an operating bar that was opened most nights generating nightly traffic coming and going from the property. The change of use will decrease this nightly traffic as the only nightly use will be from small groups on Tuesday and Wednesday nights. The traffic caused from the Sunday morning service spread out over a two hour period helping to reduce any possible congestion.

Drainage:

No change to the impervious surfaces is proposed and no change to the existing storm drainage patterns are proposed.

Water:

The usage of the building will decrease greatly during the week resulting in less water being used than its prior use.

Sewer:

The usage of the building will decrease greatly during the week resulting in less strain on the current system.