



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: August 1, 2019

Staff Contact: Hope Sullivan

Agenda Title: For Discussion Only: Presentation by Jessica Barlow Daniels regarding the Carson Montessori School. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: Jessica Daniels, Executive Director / Principal of the Carson Montessori School, will present and discuss matters concerning efforts to secure a new location for the school.

Agenda Action: Other / Presentation

Time Requested: 30 Minutes

Proposed Motion

N/A

Board's Strategic Goal

Quality of Life

Previous Action

N/A

Background/Issues & Analysis

In 2006, the Montessori School lawfully established at 2263 Mouton Drive. In 2007, the zoning code was amended to prohibit schools in the Limited Industrial zoning district. With the zoning code amendment, the school is a nonconforming use. On July 20, 2017, the Board of Supervisors, in considering an appeal of the Planning Commission denial of a Special Use Permit, approved a Special Use Permit for an expansion of a nonconforming use, thus authorizing the school to expand onto property located at 2211 Mouton Drive. The Board established a number of conditions of approval, including a condition that the Special Use Permit for the expansion of the nonconforming use would expire after two years, or on July 20, 2019.

Per her letter, Ms. Daniels is seeking to discuss 788 Fairview Drive. Planning staff has advised realtor John Uhart that the Carson Montessori School could locate at 788 Fairview Drive under the existing Special Use Permit.

Applicable Statute, Code, Policy, Rule or Regulation

N/A

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted?

Explanation of Fiscal Impact:

Alternatives

Attachments:

[montessori school letter.pdf](#)

[notice of decision Montessori School.pdf](#)

Board Action Taken:

Motion: _____ 1) _____
2) _____

Aye/Nay

(Vote Recorded By)



Carson Montessori School

2263 Mouton Drive
Carson City, NV 89706
Phone: (775) 887-9500
Fax: (775) 887-9502

July 5, 2019

Carson City Supervisors
Carson City Planning Department
Carson City, NV 89706

RECEIVED

JUL 08 2019

**CARSON CITY
PLANNING DIVISION**

As the Executive Director/Principal of Carson Montessori, I am requesting approximately 20 minutes of time, on the Agenda, at the August 1, 2019 Board of Supervisors meeting. The request is to fulfill the requirement placed on the Special Use Permit for Carson Montessori Charter School, which was approved by the Carson City Board of Supervisors in July, 2017 and issued by Carson City in February, 2018, for a period of two years.

This request is two-fold and regards an E Occupancy Special Use Permit, which is needed at any site where Carson Montessori, as a free public school and a Political Subdivision of the State of Nevada, would locate. At this time, Carson Montessori is working to secure the property at 788 Fairview Drive, which was the site of the Silver State/Argent Charter School. Carson Montessori's Special Use Permit for 2211 Mouton Drive will expire during this school year and the E Occupancy/Special Use Permit for 788 Fairview Drive is also set to expire.

Since January, 2019, there have been two property purchase offers in escrow on the 788 Fairview Drive property, both of which included a lease option for Carson Montessori. Neither of these options came to fruition. Currently Carson Montessori is in negotiations and seeking our Governing Board's approval to issue a *Letter of Intent to Purchase* for the property at 788 Fairview Drive. A copy of the memorandum, has been submitted to Joshua Kern, the Court Appointed Receiver for the Silver State/Argent property.

As per protocol, this request is being submitted through the Carson City Planning Commission. Thank you for your help to accommodate our request. We welcome the opportunity to discuss these particulars that will help and ensure that Carson Montessori continues to thrive.

Sincerely,

Jessica Barlow Daniels, Ed.S., NBCT
Executive Director/Principal, Carson Montessori



Carson City Planning Division

108 E. Proctor St.
Carson City, Nevada 89701
(775) 887-2180
planning@carson.org
www.carson.org

BOARD OF SUPERVISORS

July 20, 2017

NOTICE OF DECISION

A request was received, MISC-17-057, an appeal of the Planning Commission's denial of a Special Use Permit (SUP-17-033), from Ryan Russell of Allison Mackenzie on behalf of the Carson Montessori School for the expansion of a non-conforming use, a school, on property zoned Limited Industrial (LI), located at 2211 Mouton Drive, APN 008-815-10.

The Board of Supervisors conducted a public hearing on July 20, 2017 in conformance with the City and State legal requirements, and approved MISC-17-057 based on the findings contained in the staff report and subject to the following conditions of approval.

CONDITIONS OF APPROVAL:

1. The Special Use Permit will expire after two years.
2. The applicant must report to the Board of Supervisors in one year to provide an update on efforts to relocate the school.
3. All development shall be substantially in accordance with the attached site development plan.
4. All on and off-site improvements shall conform to City standards and requirements.
5. The use may not commence until necessary permits are obtained and improvements made.
6. 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 considerations.
7. Project must comply with 2012 IFC and northern Nevada fire code amendments as adopted by Carson City.
8. Project is a change of use to an "E" occupancy. All life safety and fire alarm and fire sprinkler requirements of the 2012 International Fire code for "E" occupancies must be met.
9. All construction and improvements must meet the requirements of Carson City and the State of Nevada Codes and Development Standards.
10. Prior to issuance of a building permit for a tenant improvement, the applicant shall demonstrate compliance with on-site parking at the campus located at 2263 equal to 1.5 spaces per employee based on the number of employees at the time the expansion is operational. These parking spaces may not be used as a play area during school hours.
11. The parking lot at 2211 Mouton Drive may not be used as a play area.

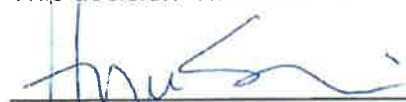
★ CLERK ★
FILED
Time 4:38

AUG 10, 2017

By K. King
Deputy
Carson City, Nevada

12. The applicant must obtain a building permit for a tenant improvement for the requested change of use at 2211 Mouton Drive.
13. Prior to occupancy, the applicant shall demonstrate compliance with the occupancy separation requirements of the building code.
14. Prior to occupancy, foot paths must be improved to comply with the ADA requirements identified in the building code. Improvement plans for the pathways must include a detailed drainage plan, or an accommodation adequate to comply with applicable building code.
15. Improvements to foot paths must include drainage improvements. Post-development run-off may not exceed pre-development run-off onto neighboring properties. Drainage must be designed to continue to have positive drainage away from the building.

This decision was made on a vote of 4 ayes, 1 abstention, and 0 nays.



Hope Sullivan, AICP
Planning Manager

HS/kh

Mailed: 8/16/17 By: RMT

Please sign and return this notice of decision with 10 days of receipt.

I have read and acknowledge the Conditions of Approval as approved by the Carson City Board of Supervisors.


APPLICANT and/or OWNER SIGNATURE

August 22, 2017
DATE

Jessica Barlow Daniels
(Applicant/Owner Printed Name)

RETURN VIA:

Email to: planning@carson.org

Fax to: (775) 887-2278

Mail to: Carson City Planning Division
108 E. Proctor St.
Carson City, NV 89701