

STAFF REPORT FOR ADMINISTRATIVE PERMIT HEARING NOVEMBER 8, 2019

FILE NO: ADM-19-143

ITEM NO: D.1

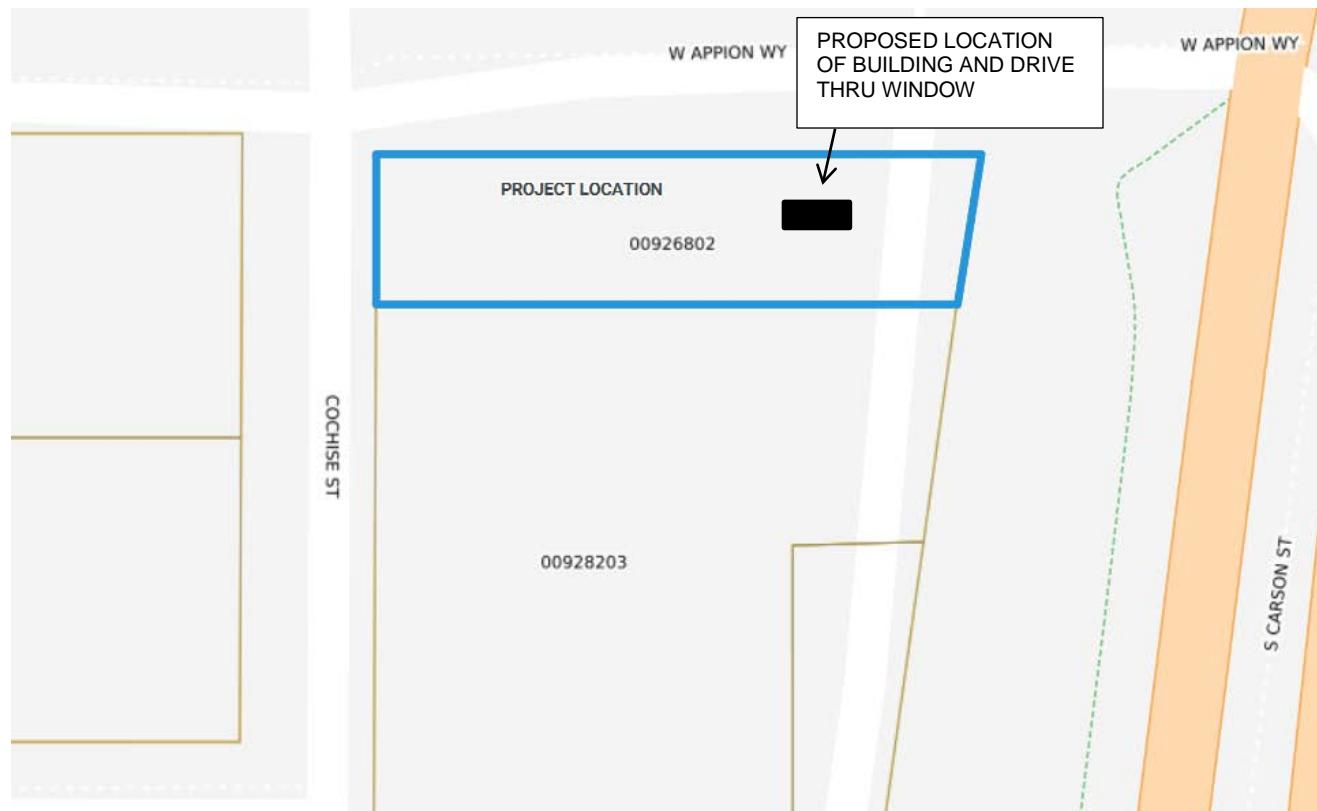
STAFF CONTACT: Kathe Green, Assistant Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an Administrative Permit application to allow a drive-thru and window to face a street on property zoned General Commercial and located at 211 West Appion Way, APN 009-268-02.

STAFF SUMMARY: The applicant is requesting to construct a drive-thru lane and window fronting West Appion Way. Drive thru lanes and windows which front a street require prior approval of an Administrative Permit.

PROPOSED MOTION: "I move to approve the administrative permit, based on the findings and subject to conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for further consideration by the Hearing Examiner.
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 (obtain and maintain a valid building permit) for which this permit is granted, within 12 months of the date of final approval. 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. An elevation change, screening berm or approved landscaping shall be installed for the length of the drive-thru lane along Appion Way and on the east. If a berm is used, it must be approved by the Planning and Engineering Divisions prior to be installation, and must be landscaped to City standards.
6. A landscaping plan that complies with Carson City Development Standards Division 3 shall be provided for review and approval by the Planning and Engineering Divisions with submittal of the Building Permit application.
7. If landscaping is used for screening of the area between the drive-thru and the right-of-way area as well as the easternmost property line, plants in these areas must be at least four feet tall when mature. If shrubs are proposed, evergreen plants are preferred. Additional plants may be required to be installed to provide screening.
8. Verify that sight distances for turns out of the driveway onto West Appion Way will not be hampered by vegetation and show this detail on the landscaping plan.
9. If a freestanding menu board sign is installed between the building and Carson Street, the sign shall be positioned so as to be perpendicular to Carson Street to avoid sign clutter.
10. The applicant shall be responsible to enter into an improvement agreement to pay for their pro rata share of the cost required to install a traffic control device, including any associated intersection improvements, at one of the intersections between Clearview Drive and West Roland Street to achieve passing level of service for all intersection movements. A traffic impact study must be submitted with the site improvement plans, which provides a pro rata share analysis. The surety for this agreement must be in the form of cash, and shall be used by the City to pay for the design/construction of a traffic control device, or held for a period of no less than 10 years. If the funds are not utilized for said traffic control signal within 10 years of the execution of the agreement, the cash shall be released. The agreement will be crafted such that if the cost of the traffic control device is less than anticipated, or if additional projects contribute to the total trips of the intersection, then the

pro rata share will be reduced accordingly and funds will be returned to the applicant once the traffic control device is constructed. The applicants pro rata share shall be agreed upon prior to the issuance of a Building Permit or site improvement permit.

11. A landscaping plan must be provided with the site improvement plans. Additional landscaping may be needed to screen headlights from Carson Street of traffic adjacent to the east end of the drive through. Since this is Nevada Department of Transportation (NDOT) right of way an NDOT Encroachment permit must be obtained if landscaping must extend into the Carson Street right-of-way. It is preferred that landscaping be located on private property.
12. A Carson City Encroachment Permit for the landscape in the Appion right-of-way must accompany the application for the construction permit.
13. The site improvement plans must meet Carson City Standard Details and Development Standards.
14. The pork chop at the Appion Way driveway entrance must meet Carson City requirements and it may need to be enlarged to ensure right in/right out only.
15. The ground around the new structure must be sloped so that there is a minimum of 5% grade away from the structure for at least 10 feet.
16. The increased drainage produced by this structure must not adversely affect neighboring properties. This should be shown in a Drainage Study with the site improvement plans.
17. The utility extensions and connections must be shown on the site plan that accompanies the permit.
18. The Unified Pathway Master Plan (UPMP) identifies Cochise Street as an on-street bicycle facility. The applicant will be required to provide a bike lane with the project's half street improvements. The design for the bicycle facility needs to be coordinated with Development Engineering requirements for Cochise Street.
19. Chapter 7 in the UPMP provides the City's sidewalk policies and implementation strategies for pedestrian connectivity within the project site and to the City's existing sidewalk system. The design for the project's internal sidewalk system, including pedestrian cross walks must be approved by Development Engineering and the Parks, Recreation & Open Space Departments (PROS Dept).
20. If the proposed development's storm water drainage crosses the NDOT's right-of-way into the large concrete drainage structure, the applicant shall contact the PROS Dept. for plan review. The applicant or their project design team shall be required to meet with PROS Dept. staff on-site to identify any proposed impacts to the City's existing landscaping and drip irrigation system. Any damage to the landscaping or drip irrigation system will be the responsibility of the applicant to repair, at his cost and all repairs must be completed to the satisfaction of the PROS Dept.
21. The applicant will be required to maintain all common landscape and open space areas within the project site, including any landscaping in the street(s) right-of-ways.

22. The applicant will be required to incorporate "best management practices" into their construction documents and specifications to reduce the spread of noxious weeds. The PROS Dept. is willing to assist the applicant with this aspect of their project.
23. Carson City is now Bee Friendly USA City #76. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required landscape or open space areas on the project site. The PROS Dept. has provided the applicant with a recommended tree and shrub species list (see attached document). Also, the project's remaining landscape plant material selection needs to be consistent with the City's approved tree species list or other tree species, as approved by the City.

LEGAL REQUIREMENTS: CCMC 18.02.110 (Administrative Permits), 18.02.050 (Review), Carson City Development Standards 2.1.12 (Access/Circulation/Parking Drive-thru windows)

CURRENT ZONING: General Commercial (GC)

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

PREVIOUS REVIEWS:

MPR-19-027, 3/19/19: review of the proposed Dutch Brothers coffee shop with drive thru.

SUP-14-083: 10/29/14: Medical Marijuana dispensary proposal approved. Project expired without being developed.

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: General Commercial (GC)/shopping center/gas station

EAST: General Commercial (GC)/right-of-way then apartments

SOUTH: General Commercial (GC)/vacant, shopping center building permits approved

WEST: Retail Commercial (RC)/residential

DISCUSSION: The purpose of Administrative Permits is to provide for a method of reviewing proposed uses which possess characteristics that have the potential to adversely affect other land uses, transportation or facilities in the vicinity.

An Administrative Permit is required due to the following situation:

- A drive-thru and window shall not front a street. If unavoidable due to site constraints, an Administrative Permit application shall be required to address screening with landscaping, berms, or other mitigation, pursuant to Carson City Municipal Code, Development Standards, Division 2, Section 2.2.12.

The applicant is requesting to allow a fast food (coffee) business with walk up access, parking, and drive-thru window, proposed facing Appion Way. A Major Project Review meeting (MPR-19-027) was held on March 19, 2019. During the review, the Planning Division noted that the proposed business would require an Administrative Permit to allow the drive-thru configuration to front the street. The parcel is currently vacant.

An Administrative Permit hearing was held on September 25, 2019. During the meeting, the applicant and staff discussed the requirements for payment of costs related to an improvement agreement for the pro rata share of the associated intersection improvements. The applicant agreed

to continue the Administrative hearing to a later date to allow discussion to continue outside the meeting regarding concerns related to this requirement.

The site is unusual, in that it is too small to be developed with a use that will require a large building or parking area. The proposed development of a fast food location (coffee) will utilize the small site size and configuration.

Building permit plans have been submitted for the project, including landscaping detail. Landscaping shown as proposed appears to be adequate to provide screening in this area to avoid conflict with glare from automobile headlights. On-coming traffic must not be impeded by the lights of vehicles in the drive lane, and sight-distance areas near the driveways must be clear. If the proposed screening proves to be ineffective after installation of materials, and the lights from the drive-thru are distracting to traffic on Appion Way or to the east on Highway 50/Highway 395/Carson Street, then the applicant will be notified, and will need to provide additional screening on the site, such as additional shrubs or a berm.

It is anticipated that the proposed fast food (coffee) business and drive-thru lane in this location will be a positive expansion to the southern Carson City area, as this is currently an underutilized commercial location. It is noted, however, development of the adjacent parcels to the south is anticipated in the near future as building permits have been submitted and approved. No other coffee sales drive-thru locations are near this site in the southern portion of Carson City.

Two new driveway accesses, one from Appion Way and one from Cochise Street are being proposed with this project. Sidewalk and asphalt paving exist on the north and will be provided on the west. Pedestrian access to the business will also be provided.

It is noted this location will be at the corner of Appion Way and Highway 50/Highway 395/Carson Street. Carson Street is heavily traveled in this area, with a connection to the I-580 freeway on-ramp located approximately one-quarter mile to the south and Downtown Carson City located approximately two miles to the north.

PUBLIC COMMENTS: Pursuant to the requirements of the Carson City Municipal Code and NRS, public notices were mailed to 31 property owners who are located with 800 feet of the subject property on October 24, 2019. As of the writing of this report, no public comment has been received by staff either in favor or in opposition to the proposed drive-thru configurations. Any comments which are received prior to or at the hearing, will be added to the public record.

CITY DEPARTMENT/ OUTSIDE AGENCY COMMENTS: The following comments were received from the various city departments and incorporated as conditions of approval as appropriate:

Engineering Division:

1. The applicant shall be responsible to enter into an improvement agreement to pay for their pro rata share of the cost required to install a traffic control device, including any associated intersection improvements, at one of the intersections between Clearview Drive and West Roland Street to achieve passing level of service for all intersection movements. A traffic impact study must be submitted with the site improvement plans, which provides a pro rata share analysis. The surety for this agreement must be in the form of cash, and shall be used by the City to pay for the design/construction of a traffic control device, or held for a period of no less than 10 years. If the funds are not utilized for said traffic control signal within 10 years of the execution of the agreement, the cash shall be released. The agreement will be crafted such that

if the cost of the traffic control device is less than anticipated, or if additional projects contribute to the total trips of the intersection, then the pro rata share will be reduced accordingly and funds will be returned to the applicant once the traffic control device is constructed. The applicants pro rata share shall be agreed upon prior to the issuance of a Building Permit or site improvement permit.

2. A landscaping plan must be provided with the site improvement plans. Additional landscaping may be needed to screen headlights from Carson Street traffic adjacent to the east end of the drive through. Since this is NDOT right of way an NDOT Encroachment permit must be obtained if landscaping must extend into the Carson St right of way. If you can get adequate screening within the private property, please show that on a landscape plan.
3. A Carson City Encroachment Permit for the landscape in the Appion right of way must accompany the application for the construction permit.
4. The site improvement plans must meet Carson City Standard Details and Development Standards.
5. The pork chop at the Appion way driveway entrance must meet Carson City requirements and it may need to be enlarged to ensure right in/right out only.
6. The ground around the new structure must be sloped so that there is a minimum of 5% grade away from the structure for at least 10 feet.
7. The increased drainage produced by this structure must not adversely affect neighboring properties. This should be shown in a Drainage Study with the site improvement plans.
8. The utility extensions and connections must be shown on the site plan that accompanies the permit.

Parks Department:

1. The Unified Pathway Master Plan (UPMP) identifies Cochise Street as an on-street bicycle facility. The applicant will be required to provide a bike lane with the project's half street improvements. The design for the bicycle facility needs to be coordinated with Development Engineering requirements for Cochise Street.
2. Chapter 7 in the UPMP provides the City's sidewalk policies and implementation strategies for pedestrian connectivity within the project site and to the City's existing sidewalk system. The design for the project's internal sidewalk system, including pedestrian cross walks must be approved by Development Engineering and the Parks, Recreation & Open Space Department.
3. If the proposed development's storm water drainage crosses the Nevada Department of Transportation's (NDOT) right-of-way into the large concrete drainage structure, the applicant shall contact the Parks, Recreation & Open Space Department (PROS Dept.) for plan review. The applicant or their project design team shall be required to meet with PROS Dept. staff on-site to identify any proposed impacts to the City's existing landscaping and drip irrigation system. Any damage to the landscaping or drip irrigation system will be the responsibility of the applicant to repair, at his cost and all repairs will be completed to the satisfaction of the PROS Dept.

4. The applicant will be required to maintain all common landscape and open space areas within the project site, including any landscaping in the street(s) right-of-ways.
5. The applicant will be required to incorporate “best management practices” into their construction documents and specifications to reduce the spread of noxious weeds. The Parks, Recreation & Open Space Department is willing to assist the applicant with this aspect of their project.
6. Carson City is now Bee Friendly USA City #76. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required landscape or open space areas on the project site. The PROS Dept. has provided the applicant with a recommended tree and shrub species list (see attached document). Also, the project’s remaining landscape plant material selection needs to be consistent with the City’s approved tree species list or other tree species, as approved by the City.

FINDINGS: CCMC 18.02.110 requires that the findings of CCMC Section 18.02.080 (Special Use Permits) be made in approving an Administrative Permit. The findings below are recommended in approving this permit.

1. The project will be consistent with the master plan elements.

Community/Regional Commercial: Typically anchored by large format national retailers, which may provide sales of a variety of general merchandise, grocery, apparel, appliances, hardware, lumber, and other household goods, often under one roof. Complementary uses such as restaurants, specialty markets, specialty stores (such as furniture, computers, office supplies, or clothing stores).

The proposed project meets the desired characteristics of the Community/Regional Commercial master planning guidelines and it will meet City development standards and provide a level of services consistent with the Land Use designation of Community/Regional Commercial. The proposed development of the vacant site with a fast food (coffee) business and drive-thru lane is anticipated to be a positive addition to the area. The properties to the south are being developed concurrently with complementary businesses. Development of other vacant parcels in the vicinity is also anticipated in the near future.

The proposed development of the site as a coffee business with a walk up window, parking and drive-thru access will increase the desirable economic development of this section of town. The development of the vacant site will provide in-fill of an underutilized location. The site is located on Highway 50/Highway 395/Carson Street, a major gateway corridor to Carson City, with access to the I-580 freeway located approximately one-quarter mile to the south of the site.

Goal 1.1 Promote the efficient use of available land and resources.

1.1e. Sustainable Construction Techniques

1.1f. Energy Conservation

5.2a Encourage the development of regional centers

The property will be built with sustainable building materials and construction techniques. It will meet City development standards and provide a level of services consistent with the Land Use designation of General Commercial and is adequate for the proposed development. The parcels on the south adjacent to the site are being developed concurrently with this proposal, with active

building permits on file, but the businesses are not involved with each other and do not require development together.

2. The project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

As conditioned, the proposed drive-thru configuration will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity beyond what would normally be associated with the permitted activity of a fast food (coffee) business on a property in the General Commercial zoning district.

Glare from headlights in the drive-thru lane will be mitigated by requiring the installation of landscaping adjacent to the street on the north and right-of-way on the east or an elevation change to provide screening to lessen the impact on surrounding properties and traffic. With this condition, no detrimental impact is anticipated as a result of the location of the drive aisle coming from the southwest to the east and north in support of the proposed business at this location.

3. The project will have little or no detrimental effect on vehicular or pedestrian traffic.

The proposed drive thru area in support of a proposed business will create additional vehicular and pedestrian traffic as the site is currently vacant. The lot is on the north of a section of parcels which are currently being developed as building permits have recently been reviewed. Other businesses will be in this area as well in the near future. This area is currently underutilized, but there will be an increase in vehicular and pedestrian traffic when the entire area is developed.

The Engineering Department has addressed the requirement for the applicant to enter into an improvement agreement to pay for their pro rata share of the costs required to install a traffic control device, including any associated intersection improvements in this vicinity.

The proposed drive-thru configuration will not have a detrimental impact on vehicular or pedestrian traffic as exiting vehicles which utilize this location will be directed back to Carson Street/Highway 50/Highway 395 on the east or to Cochise Street to be directed to the north. Two new driveways will be constructed to accommodate the business. Access will be from Carson Street/Highway 50/Highway 395 onto Appion Way or by traveling south on Cochise Street on the west, with exiting available to both Appion Way and Cochise Street from this location.

4. The project 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 proposed fast food (coffee) drive-thru configuration will create no additional impacts to public services beyond those anticipated with the development of the site for a business. A review of public services will be submitted in conjunction with development of the business proposed for this site. Development of the vacant parcel will include connection of the site to City water and sewer systems and will comply with current building codes. Construction of the building and drive-thru aisle will be reviewed under the building permit. Drainage and traffic will be also be addressed during the building permit review.

5. The project meets the definition and specific standards set forth elsewhere in Title 18 as described for such particular use and meets the purpose statement of that district.

The proposed structures and use of the property complies with the purpose of the General Commercial zoning district (CCMC 18.04.135), as fast food (coffee) restaurants including those with walk up, parking and drive-thru areas are a primary permitted use. The proposal complies with the Carson City Development Standards in regard to drive-thru standards (CCDS 2.1.12).

6. The project will not be detrimental to the public health, safety, convenience and welfare.

As conditioned, the proposed drive-thru configuration will have no effect on the public health, safety, convenience and welfare beyond normal concerns of the associated development of the site with a new business. The buildings and site development must meet all applicable traffic standards and construction codes, and the applicant will be required to provide appropriate landscaping plans, berms or elevation changes with the Building Permit, to ensure adequate buffering and screening will be provided on the site of the drive-thru. If additional screening of the drive-thru area is required after installation of the landscaping materials, berm or elevation changes, the applicant will be notified and required to remedy the situation with additional materials. Encroachment permits from the appropriate property owner(s) will be required for development or placement of materials or landscaping of any areas outside the parcel lines.

7. The project will not result in material damage or prejudice to other property in the vicinity.

As conditioned, the proposed drive-thru configuration, in conjunction with development of the site for a business, is not anticipated to generate negative impacts to surrounding property owners that would cause material damage. The vacant parcel is proposed to be developed with a business offering walk up service and a drive-thru lane, with pedestrian access to the building as well as on-site parking. This is an allowed use in the General Commercial zoning district and will be an improvement to an underutilized vacant commercial location.

Attachments:

Engineering comment
Parks comment and attachment
Application (ADM-19-143)

**Carson City Development Engineering
Planning Commission Report**
File Number ADM-19-143

TO: Kathe Green, - Planning Department
FROM: Stephen Pottéy. - Development Engineering
DATE: October 30, 2019

SUBJECT TITLE:

ADM-19-143 211 W Appion drive thru coffee apn 09-268-02 - Engineering Comments.

RECOMMENDATION:

Development Engineering has no objection to this request providing the following conditions of approval are met:

- The applicant shall be responsible to enter into an improvement agreement to pay for their pro rata share of the cost required to install a traffic control device, including any associated intersection improvements, at one of the intersections between Clearview Drive and West Roland Street to achieve passing level of service for all intersection movements. A traffic impact study must be submitted with the site improvement plans which provides a pro rata share analysis. The surety for this agreement must be in the form of cash, and shall be used by the City to pay for the design/construction of a traffic control device, or held for a period of no less than 10 years. If the funds are not utilized for said traffic control signal within 10 years of the execution of the agreement, the cash shall be released. The agreement will be crafted such that if the cost of the traffic control device is less than anticipated, or if additional projects contribute to the total trips of the intersection, then the pro rata share will be reduced accordingly and funds will be returned to the applicant once the traffic control device is constructed. The applicants pro rata share shall be agreed upon prior to the issuance of a Building Permit or site improvement permit.
- A landscaping plan must be provided with the site improvement plans. Additional landscaping may be needed to screen headlights from Carson St. Traffic adjacent to the east end of the drive through. Since this is NDOT right of way an NDOT Encroachment permit must be obtained if landscaping must extend into the Carson St right of way. If you can get adequate screening within the private property, please show that on a landscape plan.
- A Carson City Encroachment Permit for the landscape in the Appion right of way must accompany the application for the construction permit.
- The site improvement plans must meet Carson City Standard Details and Development Standards.
- The pork chop at the Appion way driveway entrance must meet Carson City requirements and it may need to be enlarged to ensure right in/right out only.

ENGINEERING DISCUSSION:

Development Engineering has reviewed the request within our areas of purview relative to

adopted standards and practices and to the provisions of C.C.M.C. 18.02.080, Conditional Uses. The following discussion is offered.

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 new structure will have negligible effect on traffic and pedestrian facilities.

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

The new structure will have a very minor impact to the city sewer or water system. The impacts to the storm drain system are negligible.

1. The ground around the new structure must be sloped so that there is a minimum of 5% grade away from the structure for at least 10 feet.
2. The increased drainage produced by this structure must not adversely affect neighboring properties. This should be shown in a Drainage Study with the site improvement plans.
3. The utility extensions and connections must be shown on the site plan that accompanies the permit.

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 new structure will have no impact on public safety, if the above conditions of approval are implemented.

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 plan provided is adequate for this analysis.

Parks & Rec Comments

09/12/2019

ADM-19-143

Kathe.....

I am not sure how our department's MPR comments get incorporated in the City's Administrative Permit process for the above referenced applicant. But, our comments would carry forward to the project's Administrative Permit application. I just wanted to be sure our comments didn't drop through the cracks. Especially, addressing the potential impact on the City's landscaping and irrigation system in the NDOT right-of-way.

If you have any questions, please let me know. ☺

VERN

Carson City - Pollinator Friendly Plant List

Important Nectar and Pollen Plants - INTRODUCED/CULTIVATED

Common Name	Scientific Name	Color	Blooming Season	A/B/P?	Native to NV?	Source	Family	Precip	Hardiness Zone	Resources	Notes
Flowers/Forbs											
African Daisy	<i>Dimorphotheca aurantiaca</i>	Yellow/Orange	Summer	Annual	NO	Comstock	Asteraceae	ANY	Zone 1-10	USDA PLANTS	Cultivar - can escape cultivation;
Alyssum, Sweet	<i>Lobularia maritima</i>	White	Spring/Summer	Annual	NO	Greenhouse Garden Center	Brassicaceae	LOW-MOD	Zone 7-11	Missouri Botanical Garden	Mat forming - can escape cultivation
Baby Blue Eyes	<i>Nemophila menziesii</i>	Blue	Spring	Annual	NO	Comstock	Hydrophyllaceae	LOW-MOD	Zone 8-10	USDA PLANTS	Native to southern CA & NV
Baby's Breath	<i>Gypsophila elegans</i>	White	Spring	Annual	CULTIVATED	Comstock	Caryophyllaceae	LOW-MOD	Zone 3-10	USDA PLANTS	Cultivated - common in flower arrangements
Bachelor Buttons	<i>Centaurea cyanus</i>	Blue	Spring/Summer	Annual	NO	Comstock	Asteraceae	LOW	Zone 1-7	USDA PLANTS	
Borage (Starflower)	<i>Borago officinalis</i>	Indigo	Summer	Annual	NO	Greenhouse Garden Center	Boraginaceae	LOW-MOD	Zone 2-11	Missouri Botanical Garden	
Candytuft, Annual	<i>Iberis umbellata</i>	Pink/Purple	Summer	Annual	NO	Comstock	Brassicaceae	any	Zone 3-8	USDA PLANTS	NOT REPORTED IN NV BY USDA
Catchfly	<i>Silene armeria</i>	Pink	Summer/Fall	Perennial	NO	Comstock	Caryophyllaceae	LOW-MOD	Zone 5-8	USDA PLANTS	NOT REPORTED IN NV BY USDA; Carnivorous plant; poisonous
Chicory	<i>Cichorium intybus</i>	Blue	Summer/Fall	Perennial	INTRODUCED	Comstock	Asteraceae	LOW-MOD	Zone 3-9	USDA PLANTS	LISTED AS NOXIOUS IN COLORADO
Clarkia (Farewell to Spring)	<i>Clarkia amoena</i>	Pink	Spring/Summer	Annual	NO	Comstock	Onagraceae	LOW-MOD	Zone 2-11	USDA NRCS Plant Guide	
Coneflower, Purple	<i>Echinacea purpurea</i>	Purple	Spring	Perennial	NO	Comstock	Asteraceae	LOW-MOD	Zone 5-8	USDA PLANTS	NOT REPORTED IN NV BY USDA
Coreopsis, Plains	<i>Coreopsis tinctoria</i>	Yellow/Red	Summer/Fall	Annual	NO	Comstock	Asteraceae	LOW	Zone 2-11	USDA NRCS Plant Guide	
Coreopsis, Lanceleaf	<i>Coreopsis lanceolata</i>	Yellow	Summer	Perennial	NO	Comstock	Asteraceae	LOW-MOD	Zone 3-8	USDA PLANTS	NOT REPORTED IN NV BY USDA
Cosmos	<i>Cosmos bipinnatus</i>	Pink	Summer/Fall	Annual	NO	Comstock	Asteraceae	LOW	Zone 1-10	USDA NRCS Plant Guide	NOT REPORTED IN NV BY USDA
Creeping Thyme	<i>Thymus serpyllum</i>	Pink	Summer	Perennial	NO	Comstock	Lamiaceae	LOW-MOD	Zone 4-8	Missouri Botanical Garden	Ground cover
Daisy, Oxeye	<i>Chrysanthemum leucanthemum</i>	White	Spring/Fall	Perennial	INTRODUCED	Comstock	Asteraceae	LOW-MOD	Zone 5-9	USDA PLANTS	Noxious/Invasive in other states
Daisy, Shasta	<i>Chrysanthemum maximum</i>	White	Summer	Perennial	INTRODUCED	Comstock	Asteraceae	MOD	Zone 5-9	USDA PLANTS	
Dames Rocket	<i>Hesperis matronalis</i>	Lavender	Spring/Summer	Perennial	INTRODUCED	Comstock	Brassicaceae	MOD-HIGH	Zone 4-9	USDA PLANTS	Introduced in eastern NV only
Fivespot	<i>Nemophila maculata</i>	White/Purple	Spring	Annual	NO	Comstock	Hydrophyllaceae	LOW-MOD	Zone 2-11	USDA PLANTS	
Flax, Scarlet	<i>Linum grandiflorum rubrum</i>	Scarlet	Spring/Fall	Annual	NO	Comstock	Linaceae	LOW-MOD	Zone 1-10	USDA PLANTS	NOT REPORTED IN NV BY USDA
Gilia, Globe	<i>Gilia capitata</i>	Blue	Spring	Annual	NO	Comstock	Polemoniaceae	LOW	Zone 1-10	USDA PLANTS	NOT REPORTED IN NV BY USDA
Golden Banner	<i>Thermopsis montana</i>	Yellow	Spring	Perennial	NO	Comstock	Fabaceae	MOD-HIGH	Zone 4-9	USDA NRCS Plant Guide	
Goldfields	<i>Lasthenia glabrata</i>	Yellow	Spring	Annual	NO	Comstock	Asteraceae	LOW-MOD	Zone 3-9	USDA PLANTS	NOT REPORTED IN NV BY USDA
Hollies	<i>Ilex sp.</i>	Cream	Spring-Summer	Perennial	NO	Greenhouse Garden Center	Aquifoliaceae	MOD	Zone 3-9	USDA PLANTS	Good source of nectar for bees
Hollyhock	<i>Alcea sp.</i>	Many	Spring/Summer	A,B & P	INTRODUCED	Cultivated	Malvaceae	ALL	Zone 3-7	USDA PLANTS	
Indian Blanketflower	<i>Gaillardia aristata</i>	Yellow & Red	Summer/Fall	Perennial	NO	Comstock	Asteraceae	LOW	Zone 3-9	USDA PLANTS	NOT REPORTED IN NV BY USDA
Johnny Jump Ups/Violets	<i>Viola cornuta</i>	Purple/Yellow	Spring/Summer	Perennial	NO	Comstock	Violaceae	MOD	Zone 6-11	Missouri Botanical Garden	
Lantana	<i>Lantana sp.</i>	Many	Summer/Fall	A&P	NO	Greenhouse Garden Center	Verbenaceae	MOD	Zone 8-11	USDA PLANTS	
Larkspur, Rocket	<i>Delphinium ajacis</i>	White, Pink, Blue	Spring/Summer	Annual	NO	Comstock	Ranunculaceae	LOW-MOD	Zone 2-11	Missouri Botanical Garden	
Lupine, Arroyo	<i>Lupinus succulentus</i>	Violet-Blue	Spring	Annual	NO	Comstock	Fabaceae	LOW-MOD	Zone 1-10	USDA PLANTS	NOT REPORTED IN NV BY USDA
Lupine, Golden	<i>Lupinus densiflorus</i>	Yellow	Spring/Summer	Annual	NO	Comstock	Fabaceae	MOD	Zone 3-9	USDA PLANTS	NOT REPORTED IN NV BY USDA
Maiden Pinks	<i>Dianthus deltoides</i>	Pink & Red	Spring/Summer	Perennial	NO	Comstock	Caryophyllaceae	MOD	Zone 3-10	USDA PLANTS	NOT REPORTED IN NV BY USDA
Penstemon, Rocky Mountain	<i>Penstemon strictus</i>	Blue-violet	Summer	Perennial	NO	Comstock	Scrophulariaceae	LOW-MOD	Zone 4-9	NRCS USDA Plant Guide	NOT REPORTED IN NV BY USDA
Phlox	<i>Phlox drummondii</i>	Rose, Red & Purple	Summer/Fall	Annual	NO	Comstock	Polemoniaceae	LOW	Zone 2-11	USDA PLANTS	
Pincushion	<i>Scabiosa sp.</i>	Many	Spring-Fall	Both	NO	Greenhouse Garden Center	Dipsacaceae	LOW-MOD	Zone 3-11	Better Homes and Gardens	Drought resistance
Poppy, Flander's	<i>Papaver rhoeas</i>	Red or mixed	Spring/Summer	Annual	NO	Comstock	Papaveraceae	MOD	Zone 3-10	USDA PLANTS	NOT REPORTED IN NV BY USDA
Poppy, Iceland	<i>Papaver nudicaule</i>	Many	Summer-Fall	Annual	NO	Comstock	Papaveraceae	LOW	Zone 2-9	USDA PLANTS	NOT REPORTED IN NV BY USDA
Prairie Coneflower	<i>Ratibida columnaris</i>	Yellow	Spring-Fall	Perennial	NO	Comstock	Asteraceae	LOW-MOD	Zone 4-9	USDA PLANTS	NOT REPORTED IN NV BY USDA
Primrose, Dwarf Evening	<i>Oenothera missouriensis</i>	Yellow	Summer	Perennial	NO	Comstock	Onagraceae	LOW	Zone 3-7	Gardenia	
Primrose, Yellow Evening	<i>Oenothera lamarckiana</i>	Yellow	Summer	Annual	NO	Comstock	Onagraceae	LOW-MOD	Zone 3a-9a	N/A	Cultivated and introduced
Sage, Common (Salvia)	<i>Salvia sp.</i>	Many	Many	Both	NO	NDF Nursery	Lamiaceae	LOW-MOD	Many	Wikipedia	Very diverse genera
Small Burnet, Delar	<i>Sanguisorba minor</i>	Pink	Summer	Perennial	NO	Comstock	Rosaceae	MOD	Zone 4-8	NRCS USDA Plant Guide	
Snap Dragon	<i>Linaria maroccana</i>	Many	Spring/Summer	Annual	NO	Comstock	Plantaginaceae	MOD	Zone 2-11	USDA PLANTS	NOT REPORTED IN NV BY USDA
Snow-in-Summer	<i>Cerastium biebersteinii</i>	White	Spring/Summer	Perennial	NO	Comstock	Caryophyllaceae	LOW-MOD	Zone 3-7	USDA PLANTS	NOT REPORTED IN THE US BY USDA
Speedwell/Royal Candles	<i>Veronica sp.</i>	Blue, Pink, Purple, White	Spring-Fall	Perennial	NO	Greenhouse Garden Center	Plantaginaceae	MOD	Zone 3-11	Gardenia	
Trumpet Vine	<i>Campsis radicans</i>	Red	Summer	Perennial	NO	Greenhouse Garden Center	Bigoniaceae	LOW-MOD	Zone 5-9	Gardenia	Naturalized in Western US; native to E. US
Verbena	<i>Verbena sp.</i>	Purple/Pink	Spring/Summer	Both	NO	Greenhouse Garden Center	Verbenaceae	LOW-MOD	Zone 7-9	Better Homes and Gardens	Drought tolerant
Vitex	<i>Vitex agnus-castus</i>	Purple	Summer-Fall	Perennial	NO	Greenhouse Garden Center	Lamiaceae	MOD	Zone 6-9	Missouri Botanical Garden	Good source of nectar for bees
Wallflower, Siberian	<i>Cheiranthus altonii</i>	Orange	Spring	Perennial	NO	Comstock	Brassicaceae	LOW-MOD	Zone 4-10	Wikipedia	
Trees											
Apple	<i>Malus pumila</i>	White	Spring	Perennial	NO	Greenhouse Garden Center	Rosaceae	MOD-HIGH	Zone 3-7	Wikipedia	
Apricot	<i>Prunus armeniaca</i>	White	Spring	Perennial	NO	Greenhouse Garden Center	Rosaceae	MOD-HIGH	Zone 5-7	Wikipedia	
Black Gum	<i>Nyssa sylvatica</i>	Cream	Spring-Summer	Perennial	NO	Greenhouse Garden Center	Nyssaceae	MOD-HIGH	Zone 4-8	USDA PLANTS	Good source of nectar for bees
Bittercherry	<i>Prunus emarginata</i>	Cream	Spring	Perennial	YES	Comstock	Rosaceae	LOW	Zone 1-8	USDA PLANTS	
Chokecherry	<i>Prunus virginiana</i>	White	Spring	Perennial	YES	Comstock	Rosaceae	LOW-MOD	Zone 2-7	USDA PLANTS	
Crabapple	<i>Malus baccata</i>	White - Pink	Spring	Perennial	NO	NDF Nursery	Rosaceae	MOD	Zone 2-7	USDA PLANTS	Good source of nectar for bees
Horse Chestnut	<i>Aesculus hippocastanum</i>	Cream	Spring	Perennial	NO	Greenhouse Garden Center	Sapindaceae	MOD-HIGH	Zone 3-8	Gardening	
Japanese Pagoda Tree	<i>Styphnolobium japonicum</i>	White	Summer	Perennial	NO	Greenhouse Garden Center	Fabaceae	MOD	Zone 4-8	USDA PLANTS	Good source of nectar for bees

Korean Bee Bee Tree	<i>Tetradium daniellii</i>	White	Summer	Perennial	NO	Available w/ online retailers	Rutaceae	MOD	Zone 5-8	Missouri Botanical Garden	Good source of nectar for bees
Linden, American	<i>Tilia americana</i>	Cream	Summer	Perennial	NO	Greenhouse Garden Center	Malvaceae	MOD	Zone 3-8	Wildflower.org	NOT REPORTED IN THE US BY USDA; Good source of nectar for bees
Linden, Little Leaf	<i>Tilia cordata</i>	Cream	Summer	Perennial	NO	Greenhouse Garden Center	Malvaceae	MOD	Zone 3-7	Missouri Botanical Garden	Good source of nectar for bees
Nanking Cherry	<i>Prunus tomentosa</i>	White	Spring	Perennial	NO	NDF Nursery	Rosaceae	MOD	Zone 2-7	USDA PLANTS	NOT REPORTED IN THE US BY USDA
Northern Catalpa	<i>Catalpa speciosa</i>	White w/ Yellow stripes	Spring	Perennial	NO	Greenhouse Garden Center	Bignoniaceae	MOD-HIGH	Zone 4-8	Missouri Botanical Garden	
Pear, Callery	<i>Pyrus calleryana</i>	White	Spring	Perennial	NO	Greenhouse Garden Center	Rosaceae	LOW-MOD	Zone 5-9	USDA PLANTS	NOT REPORTED IN THE US BY USDA
Plum	<i>Prunus americana</i>	White	Spring	Perennial	NO	NDF Nursery	Rosaceae	MOD-HIGH	Zone 3-8	Wikipedia	
Purple Robe Locust	<i>Robinia ambigua</i>	Pink	Spring	Perennial	NO	Greenhouse Garden Center	Fabaceae	LOW-MOD	Zone 4-8	Missouri Botanical Garden	
Sand Cherry	<i>Prunus pumila var. besseyi</i>	White	Spring	Perennial	NO	NDF Nursery	Rosaceae	MOD	Zone 3-6	USDA PLANTS	
Seven Sons Tree	<i>Heptacodium miconioides</i>	White	Summer-Fall	Perennial	NO	Greenhouse Garden Center	Caprifoliaceae	MOD	Zone 5-9	Missouri Botanical Garden	Good source of nectar for bees
Sourwood	<i>Oxydendrum arboreum</i>	Cream	Summer	Perennial	NO	Greenhouse Garden Center	Ericaceae	MOD	Zone 5-9	USDA PLANTS	Good source of nectar for bees
Tree Lilac	<i>Syringa reticulata</i>	Cream	Spring	Perennial	NO	Greenhouse Garden Center	Oleaceae	MOD	Zone 3-7	Missouri Botanical Garden	Good source of nectar for bees
Tulip Tree	<i>Liriodendron tulipifera</i>	Yellow & Orange	Spring	Perennial	NO	Greenhouse Garden Center	Magnoliaceae	MOD	Zone 4-9	Missouri Botanical Garden	Good source of nectar for bees
Redbud	<i>Cercis canadensis</i>	Pink	Spring	Perennial	NO	Greenhouse Garden Center	Fabaceae	MOD	Zone 4-9	USDA PLANTS	Good source of nectar for bees
Red Maple	<i>Acer rubrum</i>	Red	Spring	Perennial	NO	Greenhouse Garden Center	Sapindaceae	MOD-HIGH	Zone 3-9	Missouri Botanical Garden	Good source of nectar for bees
Shrubs											
Butterfly Bush	<i>Buddleia davidii</i>	Purple	Summer, Fall	Perennial	NO	Greenhouse Garden Center	Scrophulariaceae	MOD	Zone 5-10	Missouri Botanical Garden	Butterfly bush comes in a variety of colors
Cliffrose, Mexican	<i>Cowania mexicana</i>	White	Spring	Perennial	NO	Comstock and NDF Nursery	Rosaceae	LOW	Zone 8-11	USDA PLANTS	
Honeysuckle	<i>Lonicera japonica</i>	White and Yellow	Spring-Summer	Perennial	NO	Greenhouse Garden Center	Caprifoliaceae	LOW-MOD	Zone 4-9	USDA PLANTS	
Raspberry	<i>Rubus idaeus</i>	White	Spring/Summer	Perennial	NO	Greenhouse Garden Center	Rosaceae	MOD	Zone 4-8	USDA PLANTS	
Russian Sage	<i>Perovskia atriplicifolia</i>	Purple	Summer-Fall	Perennial	NO	NDF Nursery	Lamiaceae	LOW-MOD	Zone 5-9	Missouri Botanical Garden	Large stature, height: 3-5 ft; spread 2-4 ft
Scotch Broom	<i>Cytisus scoparius</i>	Yellow	Spring/Summer	Perennial	NO	Greenhouse Garden Center	Fabaceae	LOW	Zone 5-8	USDA INVASIVE SP	Listed as noxious in several neighboring states
Snowberry, Common	<i>Symporicarpus albus</i>	Pink	Summer	Perennial	NO	Comstock	Caprifoliaceae	MOD	Zone 3-7	USDA PLANTS	

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

FILE # ADM - -

APPLICANT KR-Carson & Appion LLC	PHONE # 702-767-9522
MAILING ADDRESS, CITY, STATE, ZIP 10795 W Twain Ave, Suite 100, Las Vegas, NV 89135	
EMAIL ADDRESS thomasdake@kairocusa.com	
PROPERTY OWNER KR-Carson & Appion LLC	PHONE # 702-767-9522
MAILING ADDRESS, CITY, STATE, ZIP 10795 W Twain Ave, Suite 100, Las Vegas, NV 89135	
EMAIL ADDRESS thomasdake@kairocusa.com	
APPLICANT AGENT/REPRESENTATIVE Stanka Consulting LTD	PHONE # 775-885-9283
MAILING ADDRESS, CITY, STATE, ZIP 3108 Silver Sage Dr., Suite 102, Carson City, NV 89701	
EMAIL ADDRESS markj@stankaconсалting.com	

Project's Assessor Parcel Number(s): 009-268-02	Street Address 211 Appion Way, Carson City, NV 89701
--	---

Project's Current Master Plan Designation Community / Regional Commercial	Project's Current Zoning General Commercial (GC)	Nearest Major Cross Street(s) S Carson St
--	---	--

Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail.
 Applicant proposed to construct a drive-thru coffee shop. There will be an area for walk-up traffic but there will be no in-house dining. There will be on-site parking for walk-up guests and for employees.

PROPERTY OWNER'S AFFIDAVIT

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

Signature

Address
211 APPION WAY CARSON CITY, NV
89701

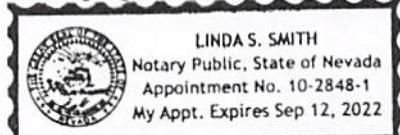
Date
08/15/2019

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

STATE OF NEVADA
COUNTY of Clark

On August 15, 2019 Thomas Dake, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Linda S. Smith
Notary Public

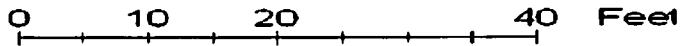


***NOTE:** If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

SITE PLAN CHECKLIST

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

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



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

ADMINISTRATIVE PERMIT APPLICATION FINDINGS

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

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

FINDINGS FOR SPECIAL USE PERMITS FOUND IN CCMC 18.08.080(5) ARE ALSO USED FOR ADMINISTRATIVE PERMITS PER CCMC 18.02.110(5) AS OUTLINED BELOW.

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

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

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

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

Explanation:

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

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

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

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

Explanation:

- A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population?
- B. How will your project affect police and fire protection?
- C. Is the water supply serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
- D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
- E. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
- F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
- G. Indicate the source of the information that you are providing to support your conclusions and statements made in this application (private engineer, Development Engineering, Public Works, Transportation, title report or other sources).

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

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

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

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

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

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

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Hearings Examiner, 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 staff report and/or Hearings Examiner. 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 Director'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

THOMAS DRAKE
Print Name

08/19/2019
Date

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)?

Stanka Consulting, LTD

A Professional Engineering Company

3108 Silver Sage Drive, Suite 102 ~ Carson City, Nevada 89701 ~ (775) 885-9283
Website – www.stankaconsulting.com ~ email - markj@stankaconsulting.com

August 15, 2019

Carson City Planning Division
108 E. Proctor Street
Carson City NV 89701

Subject: Administrative Permit for KR-Carson & Appion LLC; 211 W. Appion Way APN 009-268-02

Stanka Consulting LTD, acting as agents for KR-Carson & Appion LLC, owner of 211 W Appion Way, APN 009-268-02 is submitting this Administrative Permit application since the proposed drive-thru window for the project faces the street or frontage of the property. This Administrative Permit is required per the Major Project Review notes for MPR 19-027, dated March 19, 2019. The applicant wishes to construct an 895 square foot drive-thru coffee shop (Dutch Bros.) with area for walk-up traffic. There will be no in-store dining. Improvements will consist primarily of grading, a single metered water connection, sewer, telecommunications connection and drainage facilities, asphalt placement for driveways, parking areas and drive aisles, curb and gutter and landscaping. The existing lot is vacant. No new parcels will be created as a part of this project. According to the Administrative Permit application, the application consists of the following items:

Site Plan: The attached site plan meets the requirements set forth in the Administrative Permit application.

The Administrative Permit Application Findings are required per Carson City Municipal Code (CCMC) 18.02.110(5).

Per CCMC 18.02.110(5), the findings from a preponderance of evidence must indicate that the proposed use:

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

There are five themes within the Carson City Master Plan that will be addressed within Item 1.

a) Balanced Land Use Pattern:

It is expected the builders, Dutch Bros., will use up to date materials and construction techniques to ensure water and energy conservation in their building. Achieving efficiency in water and energy consumption would also help minimize business expenditures.

The property, 009-268-02, is an existing property, within a general commercial area – south of Clearview Dr., west of S. Carson St. and north of Hwy 50 - that is developed and is being developed.

The property is not located adjacent to any existing or proposed trails identified within the Unified Pathways Master Plan or any state or Federal lands. There is an on-street bike lane along the west side of Cochise St. (Cochise St. runs along the west side of the subject property) which will not be impacted by the construction of this project.

This project is not within an identified Mixed-Use area.

Surrounding properties are designated as either Retail Commercial or General Commercial.

No environmentally sensitive areas exist within the boundaries of this project.

The property is located in a Zone X flood hazard area and is over 1,000 feet from the closest geologic fault line.

The planned water, sewer, storm drain, and site development will be adequate to meet the needs of the employees and guests

b) Equitable Distribution of Recreational Opportunities

No park facilities or open space will be provided for this commercial project. No demand will be created for recreational opportunities or open space by this project.

c) Economic Vitality

This project will provide for employment for a number of persons. It is expected that the employees will be from the immediate area and will help to mitigate unemployment in the Carson City area. The project is outside of the Downtown core.

d) Livable Neighborhoods and Activity Centers

It is expected the developers, Dutch Bros., will use durable, long lasting materials in the construction of the project to ensure a long-lasting building. Dutch Bros. will use their standard color palette and building outline. The proposed architectural renderings are attached to this application. This particular building will utilize additional patio cover areas for walk-up and outside dining.

This project is not located in a Mixed-Use Activity Center area or is in the Downtown core.

e) A Connected City

No new roadways will be created as a result of this project. The project is located adjacent to South Carson St so traffic generated by this project that would be routed through a residential area will be minimized. There is an existing on-street bike lane along the west side of Cochise St which will not be impacted by the construction of this project. This project is part of a group of properties that Carson City is looking to help fund a proposed traffic signal at South Carson St. and W. Appion Wy.

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

The property is located within a General Commercial zoning district. Adjacent properties are located within either General Commercial to the south and north and Retail Commercial zoning to the west. South Carson Street is immediately adjacent to the property to the east. Since this project will be a commercial project it will be similar to the existing and proposed projects surrounding it.

There are residential homes to the west of the subject property but they are located in the retail commercial zoning district. Hours of operation of the proposed business is expected to reflect that of the surrounding commercial establishments, both existing and proposed. Traffic generated by the business will not add to the existing impact by the surrounding commercial properties in terms of time of use. The existing homes will be within walking distance of the business and can benefit from the offerings of the coffee shop.

All lighting will meet Carson City code to prevent adversely impacting surrounding properties.

Landscaping will include hedges to prevent headlights from cars in the drive-thru lane from distracting drivers on South Carson St. or W. Appion Way.

The community will benefit from the offerings of an additional coffee shop as well as the additional employment opportunities provided. The proposed drive-thru window location facing Appion Way will not negatively affect the neighborhood, as it will be facing an existing commercial office park.

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

It is expected that the business will increase vehicular traffic along the immediate portion of South Carson St. and W. Appion Way. A Traffic Study is being conducted by this office in compliance with requirements of Carson City Engineering. This project will be helping to fund a proposed traffic signal at South Carson St. and W. Appion Way based on the results of the Traffic Study. Pedestrian traffic may be limited to the immediate residential areas to the west.

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.

This project will not add to the population of Carson City. There will be no impacts upon the school district population. It will not adversely impact the ability of the police and fire departments to maintain the level of protection they now provide since it is within an area already within their service areas.

Drainage is expected to be handled by conveying storm water runoff to the existing NDOT facilities directly to the east of this project.

Sewer generated will be minimal. According to Carson City Municipal Code (CCMC) 15.3.2, if there are less than 200 fixture units, a sewer main analysis is not required. According to the UPC Drainage Fixture Unit Values, the toilet and lavatory in the building will be 5 fixture units. A 4" floor drain is 8 fixture units. Even with 3 drains, the total drainage fixture units, including the bathroom, would equal 29, far below the threshold of 200. A sewer main analysis will not be required.

Water consumption will be addressed in a water main analysis study as required by Carson City Engineering.

No road improvements will be required. In addition, site generated trips for a coffee shop are overwhelmingly pass-by trips (89% are pass-by trips according to ITE data). Almost no additional traffic will be added to local roadways due to this proposed project.

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

This property is zoned GC (General Commercial). The purpose statement for this zoning states that it preserves "a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service facilities, and offices." The proposed business will engage in the sale of coffee and other related beverages for consumption either off-site or on-site but outside the building. No inside dining will be available.

The minimum area required for a GC zoned parcel is 6000 square feet (SF). APN 009-268-02 is approximately 0.41 acres in size. The property has a minimum width of 65.92 ft which is in excess of the 60 foot minimum per code. The maximum height of the structure at the highest parapet is proposed to be 24 ft which is less than 45 ft maximum in the code. The setbacks for the GC zoning are 0 feet for front, back, and side. However, setbacks as proposed on the site plan are 12 ft on the front, approximately 28 feet on the back and 37 feet on the east side and 183 feet on the west side. The property is not adjacent to any residential zoned property. (Please see the attached draft site layout).

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

The project will be built to the current standards of Carson City and its referenced requirements. All food preparation will be done in accordance with all applicable health department standards. It is expected the business will have standard business hours for a food establishment. The business will provide employment to individuals in the community and provide additional venues for buying beverages.

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

The increased traffic generated from the project will be primarily limited to W. Appion Wy. and Cochise Dr. Traffic west of Cochise Dr. is not expected to be impacted since that area does not provide an easy access back to South Carson St. or Clearview Ln. The property to the south is currently constructing a commercial food establishment with sit-down dining. Traffic generated from the subject property is not expected to impact access to the establishment currently being constructed since there is no access to South Carson heading south on Cochise Dr.

If you have any questions please contact me at (775) 885-9283.

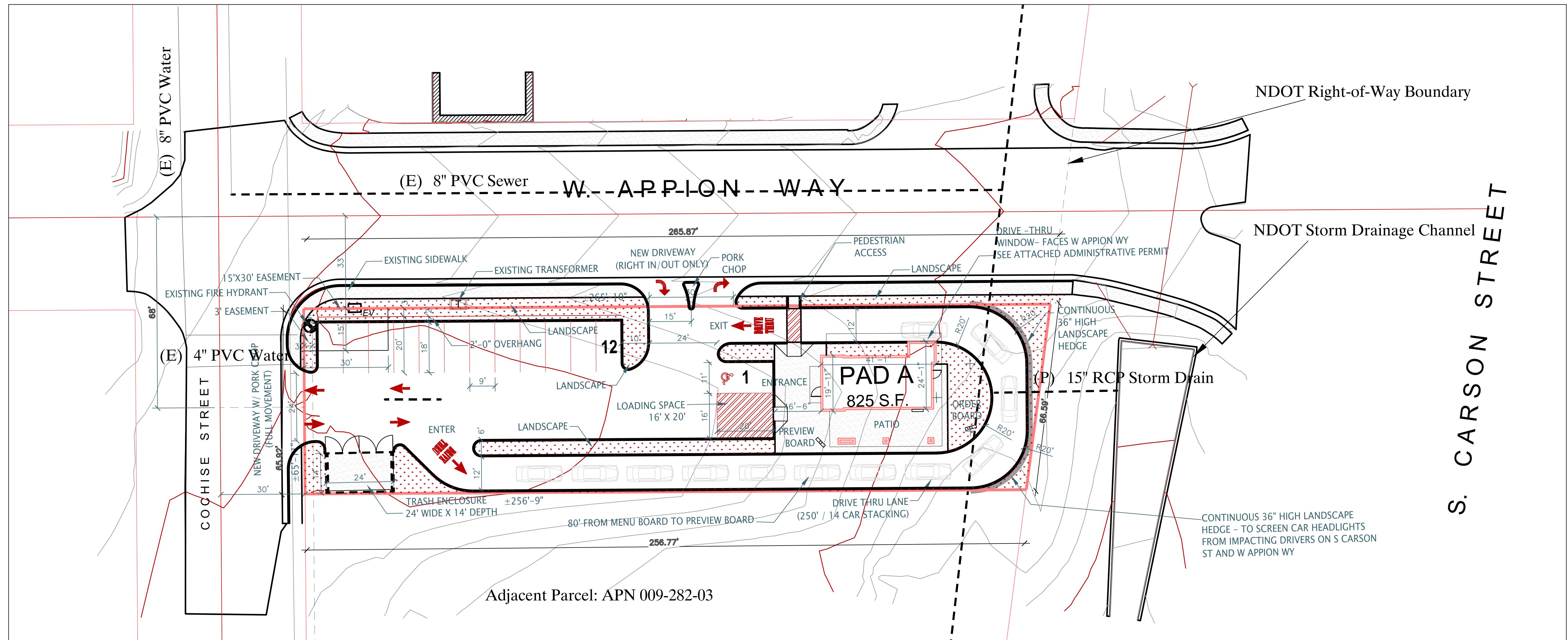
Thank you,

Mark Johnson, P.E.

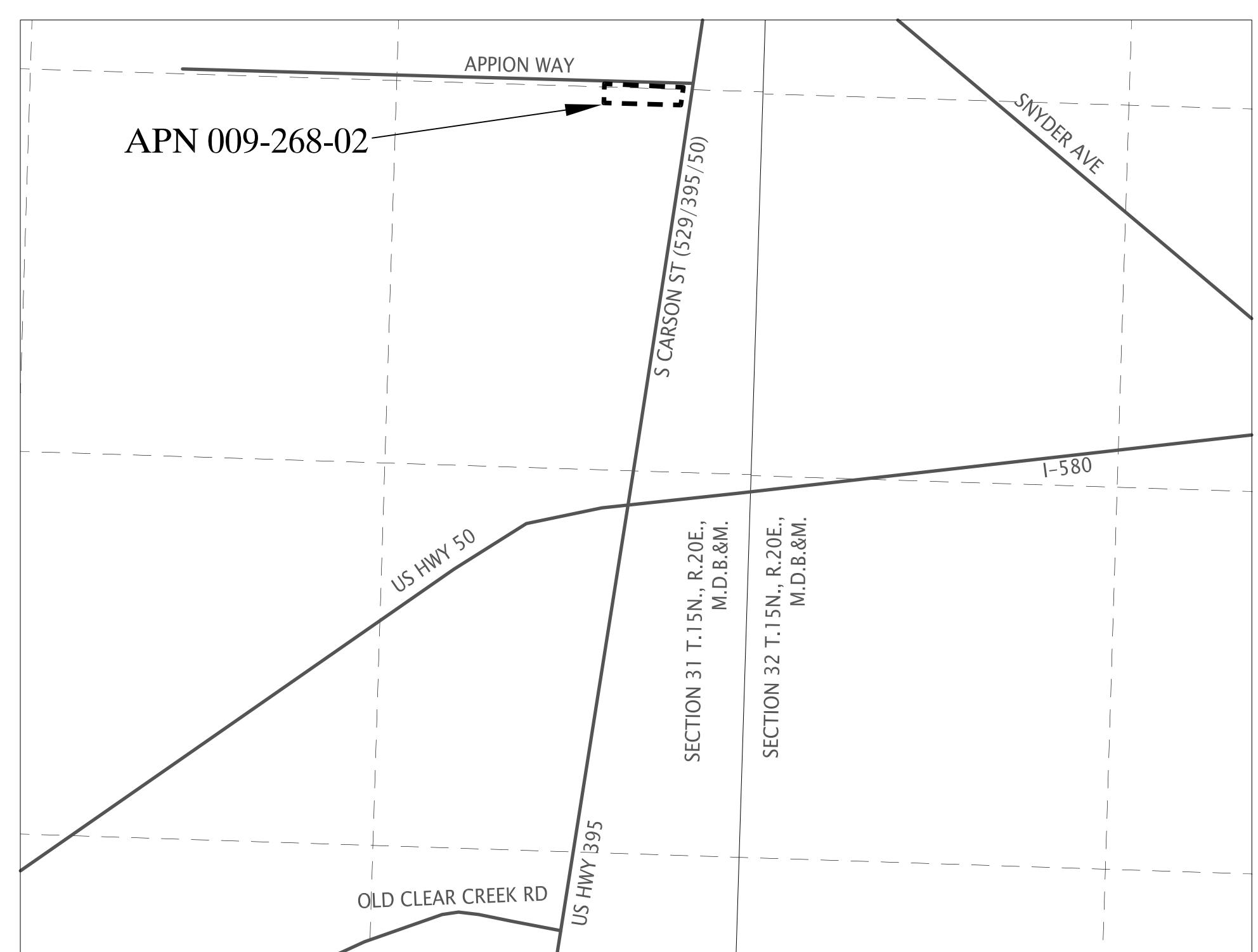


Stanka Consulting, LTD

**Attachments: Draft Site Layout Overview from PGAL
Draft Dutch Bros. architectural renderings**



VICINITY MAP (N.T.S.)



LEGEND

SECTION QUARTER-QUARTER LINE

— SECTION LIN

— ROADWAYS

LOCATION OF PROPOSED PROJECT
APN 009-268-02

APN 009-268-02
211 W. Appion Way
Carson City NV 89703

OWNER INFORMATION

ENGINEER INFORMATION

OWNER :

OWNER : KR-Carson & Appion LLC
10795 W Twain Ave, Suite 100
Las Vegas NV 89135

APPLICANT: Thomas Dake
10795 W Twain Ave, Suite 100
Las Vegas NV 89135

OWNER: -Carson & Appion LLC
795 W Twain Ave, Suite 100

APPLICANT: Thomas Dake
10795 W Twain Ave, Suite 100

<u>OWNER:</u>	<u>APPLICANT:</u>
-Carson & Appion LLC 10795 W Twain Ave, Suite 100 Las Vegas NV 89135	Thomas Dake 10795 W Twain Ave, Suite 100 Las Vegas NV 89135

Christopher G. Moltz, P.E., and
Mark T. Johnson, P.E.

c/o

Stanka Consulting, LTD

A Professional Engineering Company

CARSON CITY, NV 89701
775-885-9283
markj@stankaconsulting.com

REVISIONS	BY							
DATE								
JOB NUMBER:								
DRAWN BY: MTJ								
CHECKED BY:								
DATE: 8-13-19								
SHEET No.								
1								
OF	<u>1</u>	SHEET(S)						



5 View Rear
SCALE: 1:84.17



5 View Front
SCALE: 1:84.17



5 View Side
SCALE: 1:84.17



5 View Rear 2
SCALE: 1:84.17

Dutch Bros. Program Drawings

[Replace PROGRAM with NEW STORE and Model #]

DB PROGRAM VER 2.1

0000 street ave
city, ST zip

STATUS: DATE:
SD xx/xx/xx
DD
CD
PERMIT

**NOT FOR
CONSTRUCTION**

© 2018 ALL RIGHTS RESERVED
DUTCH BROS FRANCHISING USA LLC
These documents are the property of Dutch Bros
Franchising USA LLC and have been specifically
prepared as Master Program Documents. They
are not to be used for construction. They are not to
be used for reproduction in any manner without
prior written permission from Dutch Bros.
Franchising USA LLC

1630 C1

A-202

3D PERSPECTIVES

[ARCH / ENG OF RECORD
LOGO]

[ARCH / ENG Street Address
[City, State, ZIP]
[(000)-000-0000]
[website url]
[company email]

[ARCH / ENG STAMP]

DUTCH BROS
coffee