

STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 19, 2019

FILE: SUP-19-169

AGENDA ITEM: E.1

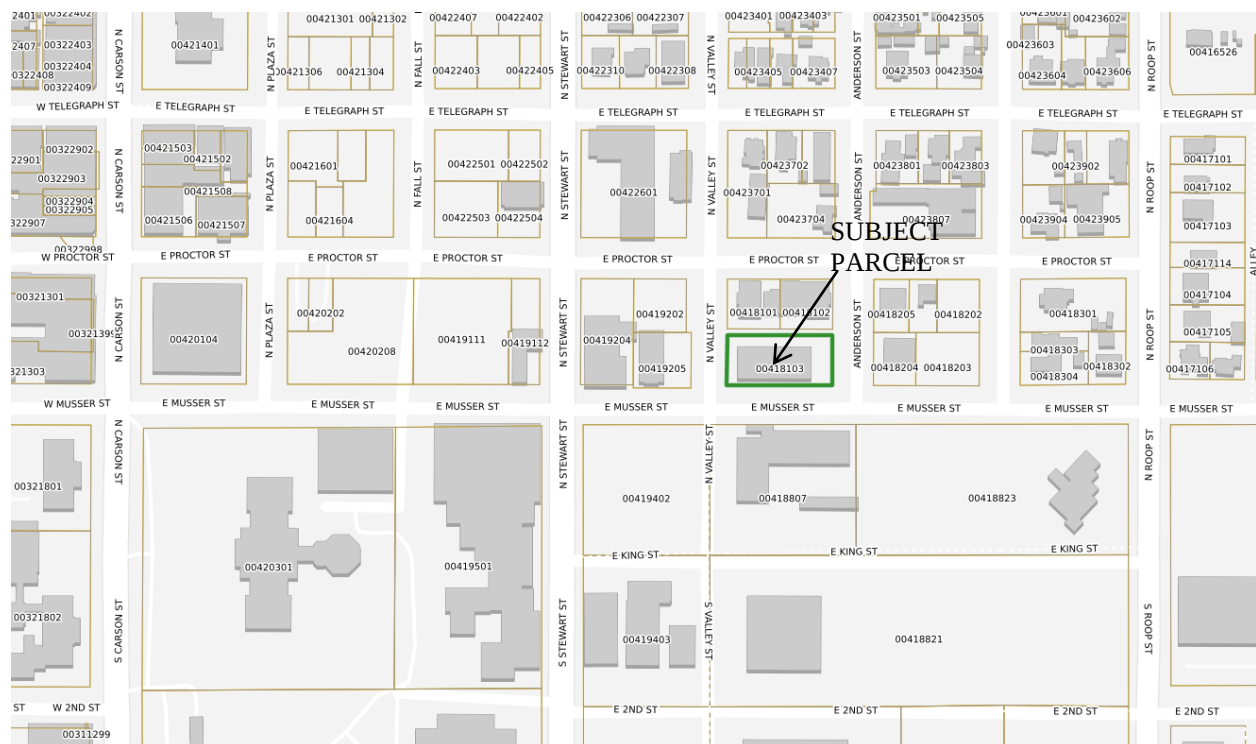
STAFF AUTHOR: Heather Ferris, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow a beauty shop on property zoned General Office (GO), located at 504 East Musser Street, APN 004-181-03. (Heather Ferris, hferis@carson.org)

STAFF SUMMARY: The applicant proposes to convert the 900 square foot space into a small salon. Carson City Municipal Code (CCMC) 18.04.115 allows beauty shops in the General Office district as a conditional use. As it is a conditional use, it may only be established upon approval of a Special Use Permit by the Planning Commission.

RECOMMENDED MOTION: "I move to approve Special Use Permit SUP-19-169 based on the findings and subject to the conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension of time must be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.

4. 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 will be rescheduled for the next planning commission meeting for further considerations.
5. Prior to commencing use, the applicant shall upgrade the pedestrian curb ramp at the corner of East Musser Street and North Valley Street to meet current ADA standards.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permit); 18.04.115 (General Office)

MASTER PLAN DESIGNATION: Mixed-Use Residential

ZONING DESIGNATION: General Office (GO)

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: General Office/apartment complex

EAST: General Office/single family residence and medical office

WEST: Downtown-Mixed Use/office and parking lot

SOUTH: Public Regional/State offices

ENVIRONMENTAL INFORMATION:

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

EARTHQUAKE FAULT: Zone II (Moderate)

SLOPE/DRAINAGE: Site is relatively flat and improved with building and parking lot

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 0.31 acres

BUILDING SIZE: 900 square feet of an existing multi-tenant property.

PARKING: Shared parking for multi-tenant building

SITE HISTORY:

MPR-19-152: September 25, 2019 completed a Major Project Review for a Special Use Permit to convert the existing coffee shop into a small beauty shop.

DISCUSSION:

The applicant is seeking to operate a beauty shop in an existing 900 square foot space at the subject property, zoned General Office. Per CCMC 18.04.115, a beauty shop is a conditional use in the General Office zoning district. Therefore, the use may only be established upon the approval of a Special Use Permit by the Planning Commission.

The site is comprised of a 10,080 square foot multi-tenant building. Existing uses include office space and the subject vacant space previously occupied by a coffee shop. The proposed beauty shop would consist of two shampoo bowls and one pedicure station. Services provided will include manicures, pedicures, haircuts/styling, hair coloring, and lash extensions. There would be no more than 4 employees, including hair stylists and nail technicians working at any one time with clients arriving by appointment only.

PUBLIC COMMENTS: Public notices were mailed to 33 property owners within 425 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on October 24, 2019. As of the writing of this staff report, staff has not received any written public comments. Any comments that are received after this report is completed will be submitted prior to or at the November 19, 2019 Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS

Engineering Division:

RECOMMENDATION:

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

- The project must meet Carson City Development Standards including but not limited to the following:
 - o The pedestrian curb ramp at the corner of East Musser Street and North Valley Street must be upgraded to meet current ADA standards.

ENGINEERING DISCUSSION:

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

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

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

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

Development Engineering has no comment on this finding.

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

The existing infrastructure is sufficient to provide safe access and circulation if conditions are met.

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

The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project. The project will be required to pay connection fees for any additional estimated usage.

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.

Health Department:

The Health Department has no concerns with the application as submitted.

SPECIAL USE PERMIT FINDINGS:

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

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

The subject property is designated as Mixed-Use Residential in the Master Plan. This land use designation is characterized by a mix of residential housing types including small lot single family residences, duplexes, patio homes, townhomes, apartments, condominiums, and live-work units. Secondary uses include convenience retail and services such as supermarkets, restaurants, drug stores, professional offices and other uses to serve the neighborhood. The subject property has been developed as a unified multi-tenant property that serves the local community. The neighborhood is a horizontal type of mixed-uses which include residential uses as well as professional offices, restaurants, and other services (Policy GMU-1.2, Horizontal Mixed Use). Utilizing this vacant commercial space will help to meet the policies of the Master Plan related to redevelopment/re-use of vacant or under-utilized buildings. The occupancy of the existing tenant spaces with the proposed use is consistent with the Master Plan.

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

The subject property is in a multi-tenant building comprised primarily of professional offices. The space proposed to be converted to the beauty shop was previously a coffee shop. Most of the surrounding uses are offices; however, there are some residential uses in the area as well. The use is proposed to be established entirely within an existing building, and no outside use is proposed. Parking for the building is provided with a mix of on-site and on-street parking consistent with City requirements. Parking at this site is adequate and is anticipated to continue to be adequate once the beauty shop is operational. The applicant advises the proposed beauty shop will not result in an increase in parking needs above what is required for existing uses. The use is compatible with other uses in the immediate area, and will not create adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.

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

Staff finds that the proposed use will not have a detrimental effect on vehicular or pedestrian traffic. It is anticipated there would be a maximum of 4 employees on-site at any one time; however, the applicant has indicated that some of these employees will likely be working part-time. The existing infrastructure is sufficient to provide safe access and circulation for vehicular traffic. Staff is recommending a condition of approval requiring the pedestrian curb ramp at East Musser Street and North Valley Street be upgraded to meet current ADA standards. With the incorporation of this condition, there will be little or no detrimental effect on 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 existing sewer, water and storm drain infrastructure are sufficient to serve this site. Staff does not find that the proposed use will overburden any public facilities. The project will be required to pay connection fees for any additional estimated usage.

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 proposed beauty shop meets the standards set forth in the Carson City Municipal Codes. Moreover, the applicant is required to obtain a Business License and building permit as may be required.

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

Staff finds that the proposed project will not be detrimental to public health, safety, convenience and welfare. As noted in finding 2 above, the beauty shop is compatible with other uses in the area, providing a service for those who work and live in the neighborhood. The proposed use is appropriate in this mixed-use area.

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

The proposed use will not result in material damage or prejudice to other property in the vicinity. The site is currently a multi-tenant space comprised primarily of office space. Activity on the property occurs indoors. The surrounding properties also contain medical and professional offices, with some residential uses located north and east. The beauty salon will operate similarly to the office uses in the area.

Attachments:

Application SUP-19-169

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

FILE # SUP - -

APPLICANT PHONE #
Caresse Williams 775-721-1382

MAILING ADDRESS, CITY, STATE, ZIP
180 N Ormsby Blvd Carson City, NV 89703

EMAIL ADDRESS
caresserhea@hotmail.com

PROPERTY OWNER PHONE #
JOHN & STEPHANIE FALXA

MAILING ADDRESS, CITY, STATE, ZIP
1000 N DIVISION ST #202 CARSON CITY, NV 89703

EMAIL ADDRESS
bascoman84@yahoo.com 650-296-4947

APPLICANT AGENT/REPRESENTATIVE PHONE #
Ale Moncada 775-315-8735

MAILING ADDRESS, CITY STATE, ZIP
1000 N Division St. #202 Carson City, Nevada 89703

EMAIL ADDRESS
AAvila@NAIAAlliance.com

FOR OFFICE USE ONLY:

CCMC 18.02.080

SPECIAL USE PERMIT

FEE*: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential
zoning districts)

+ noticing fee

*Due after application is deemed complete by
staff

SUBMITTAL PACKET – 4 Complete Packets (1 Unbound
Original and 3 Copies) including:

Application Form
Detailed Written Project Description
Site Plan
Building Elevation Drawings and Floor Plans
Special Use Permit Findings
Master Plan Policy Checklist
Applicant's Acknowledgment Statement
Documentation of Taxes Paid-to-Date
Project Impact Reports (Engineering)

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By: _____

Submittal Deadline: Refer to the Planning Commission
application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for
all departments to adequately review the request. Additional
information may be required.

Project's Assessor Parcel Number(s):

Parcel # 004-181-03

Street Address

Parcel # 004-181-03 504 E MUSSER ST Carson City, Nevada 89703

Project's Master Plan Designation

504 E Musser St. #201

Project's Current Zoning

GO

Nearest Major Cross Street(s)

Roop St. & N. Stewart

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.
The intended purpose of this project is to attain a Special use permit to convert the old Coffee shop
into a small Salon which will contain: a total of Two (2) shampoo bowls and One (1) pedicure chair.

PROPERTY OWNER'S AFFIDAVIT

I, John Falxa, Stephanie Falxa, 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] Stephanie Falxa 31 Edward Ave Carson City 9/19/19
Signature Address Date

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

STATE OF NEVADA)
COUNTY)

On _____, 20_____, 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.

See ACK for CORRECT CA wording

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.

CALIFORNIA CERTIFICATE of ACKNOWLEDGEMENT

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

State of California

County of Marin

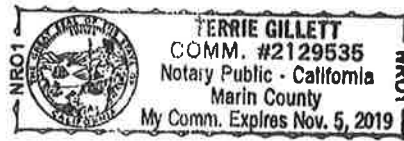
On SEP 19 2019, before me *Terrie Gillett, Notary Public*, personally appeared John Falxa, Stephanie Falxa, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand & official seal.

Terrie Gillett

Terrie Gillett, Notary Public



(Seal)

..... Optional Information

DESCRIPTION OF ATTACHED DOCUMENT

Special Use Permit 004-181-03

TYPE OF IDENTIFICATION

- ☒ Satisfactory evidence – photo ID card
- ☒ One credible witness acknowledging identity of principal
- ☐ Two credible witnesses acknowledging identity of principal

SPECIAL USE PERMIT APPLICATION FINDINGS

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

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

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

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

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

Special Use Permit Application Findings

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- 1) The request of this Special use permit will not affect Carson City's Master Plan. This requested Special permit is to simply request permission to operate a Beauty Shop/Salon in an existing building that is Zoned General Office (GO). This request will not include any major development: such as, structural, land, or road construction. This project will protect any and all site features: including, mature trees and the structural building.
- 2) A. Neighboring properties include: Office to the West, DT-MU zoning (412 E Musser St); Bank to the West, DT-MU (211 N Stewart) Business to the East: GO (604 Musser St); South Property: PR (515 Musser St).

B. There are no other salons in the immediate area, but chiropractic office, state buildings, bank and restaurants can be found in the surrounding areas. Our salon will not damage property values or create problems with the surrounding properties, as we plan to operate a small salon/spa setting. No perms or acrylic nails services we be performed that would create orders. As well as no excessive noise, vibrations, lights or anything else that could disturb the public. We should blend in and not be visibly different from the rest of our building.

C. We are looking to bring a positive salon setting to the area.

D. There is no additional outdoor lighting required, just what the building already has existing.

E. The owner of the property will be in charge of the landscaping. We will not be changing anything.

F. The short and long term benefits are that we are offering salon services to our existing clients and to the surrounding businesses.

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.

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- 3) We will be operating a small salon with no more the four hair stylist/nail technicians and their clients by appointments. There should not be any detrimental effect on the pedestrians and vehicular traffic.
- 4) A. Due to our locations and type of business we will not have any effect on the surrounding school zones.

B. Due to the type of business we will not have any effect on the police or fire protection.

C. Based the plumbing contractors estimate and inspection of the unit, the water currently serving the unit is adequate to run our business. No additional sewer/water lines will be needed.

D. Our project will not result in covering of land area, no additional paving will be needed – we will use the structural building as is.

E. There is adequate disposal trunks to run my Salon from this building.

F. There will be no need for road improvements for the salon to be at this location.

G. Information sources came from my Major Project Review Group, the Carson City Library Municipal code website, and the Carson City Assessor's website.
- 5) Unfortunately, the primary permitted uses in the GO district does not allow a Beauty Shop out right; however, a beauty ship is permitted as a conditional use which requires a special use permit.
- 6) Nothing we provide at the salon will be harmful to the public safety or welfare.
- 7) Nothing that our operators or clientele will be doing to damage surrounding properties or businesses.

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

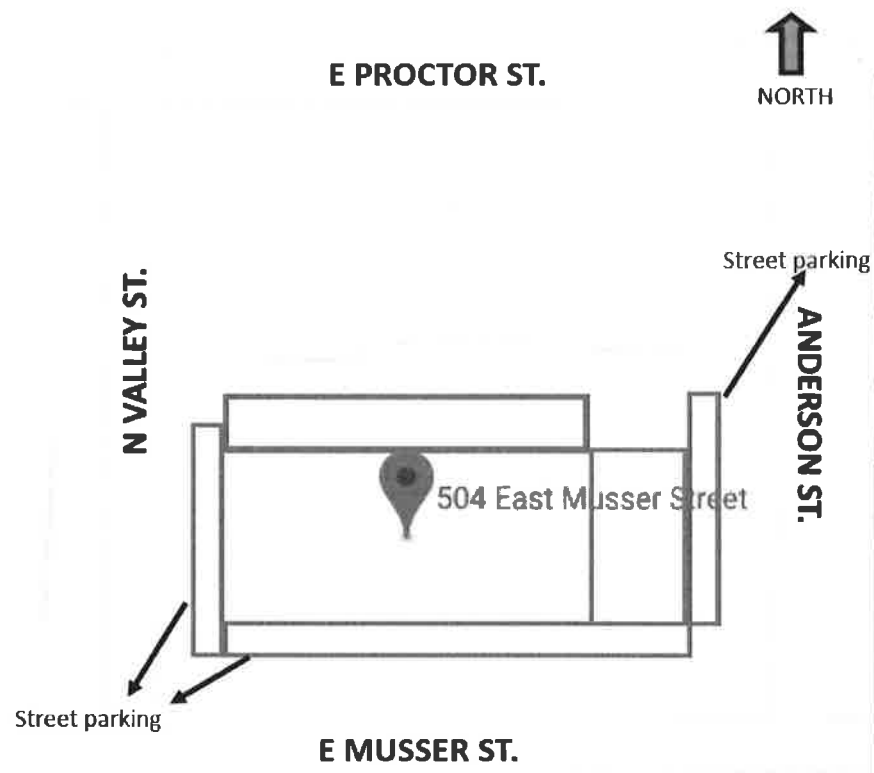
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning 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.

DocuSigned by:
Caresse Williams
Applicant's Signature

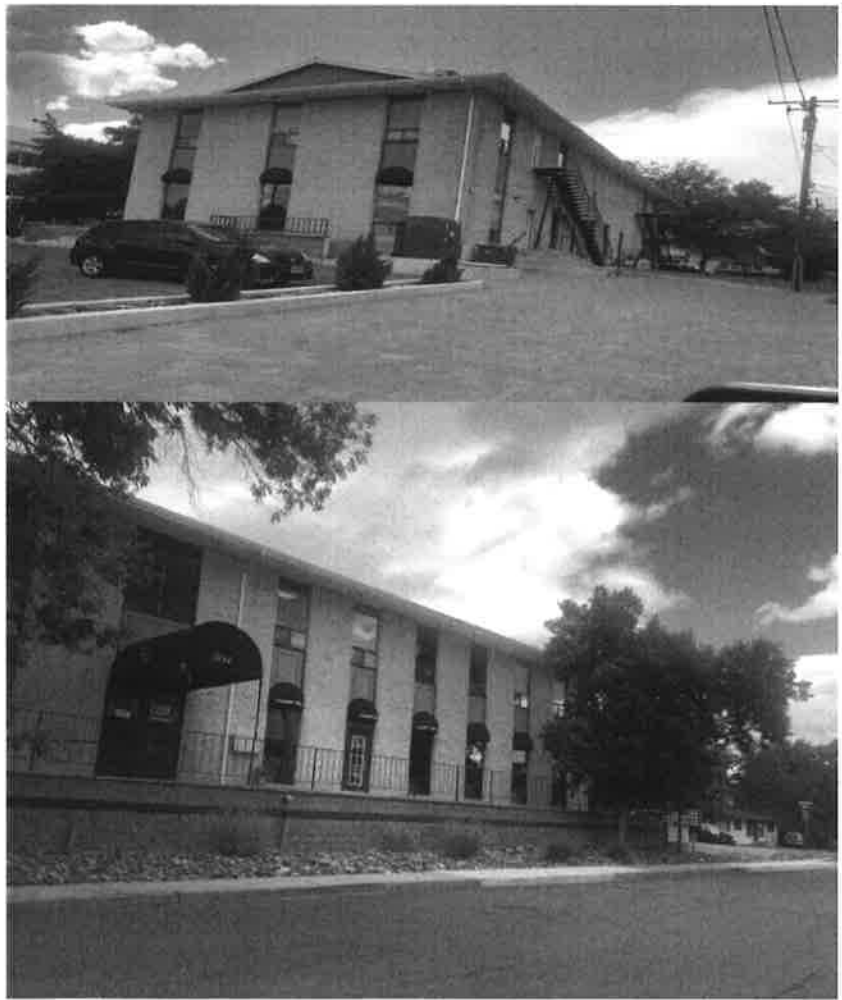
Caresse Williams
Print Name

9/19/2019
Date

PARKING SPACES:



Pictures of actual parking
Additional pictures are attached.



OWNER: JOHN & STEPHANIE FALXA
1000 N DIVISION ST #202 CARSON CITY, NV 89703
(775) 650-296-4947

APPLICANT: Caresse Williams
180 N Ormsby Blvd Carson City, NV 89703

REQUEST: To allow beauty shop in General Office (GO) zoning.

LOCATION: 504 E Musser #201 Carson City, NV

ZONING: General Office (GO)

MASTER PLAN LAND USE DESIGNATION: Commercial

APN: 004-181-03

Prepared By Caresse Williams



West Valley (70" curb)

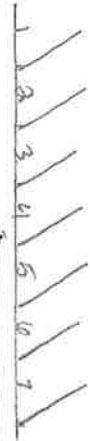
Musser Street

(157" curb)

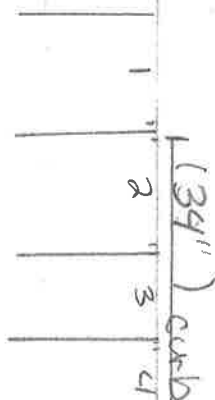
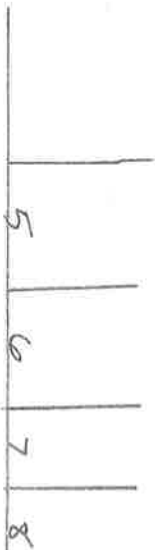
Front of Building

504 Musser

Parking Lot

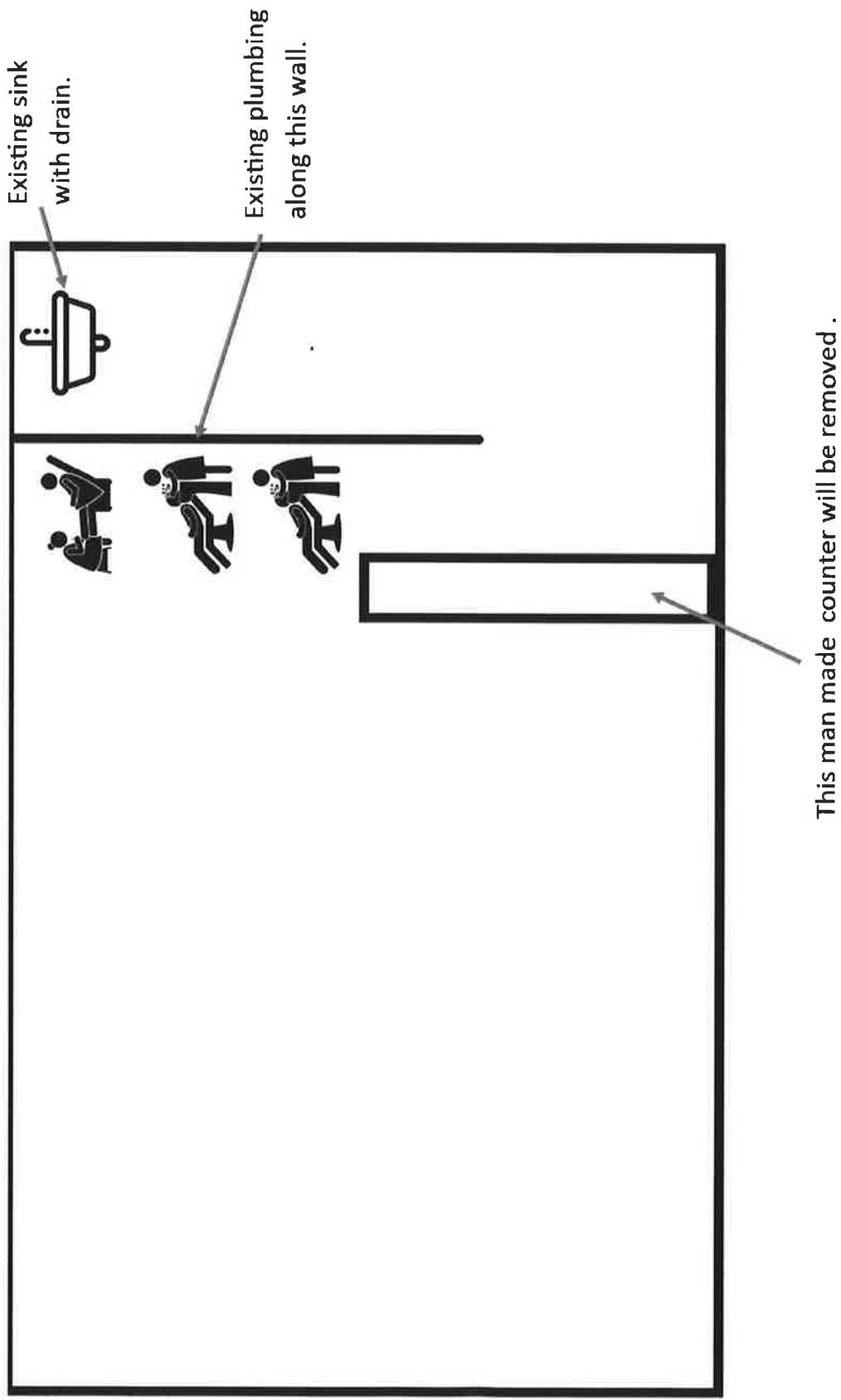


Parking Lot



Anderson Street

(20" curb)



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)?

- ☒ 4 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



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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)?