

**STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 19, 2019,
2019**

FILE NO: SUP-18-111-1

AGENDA ITEM: E.3

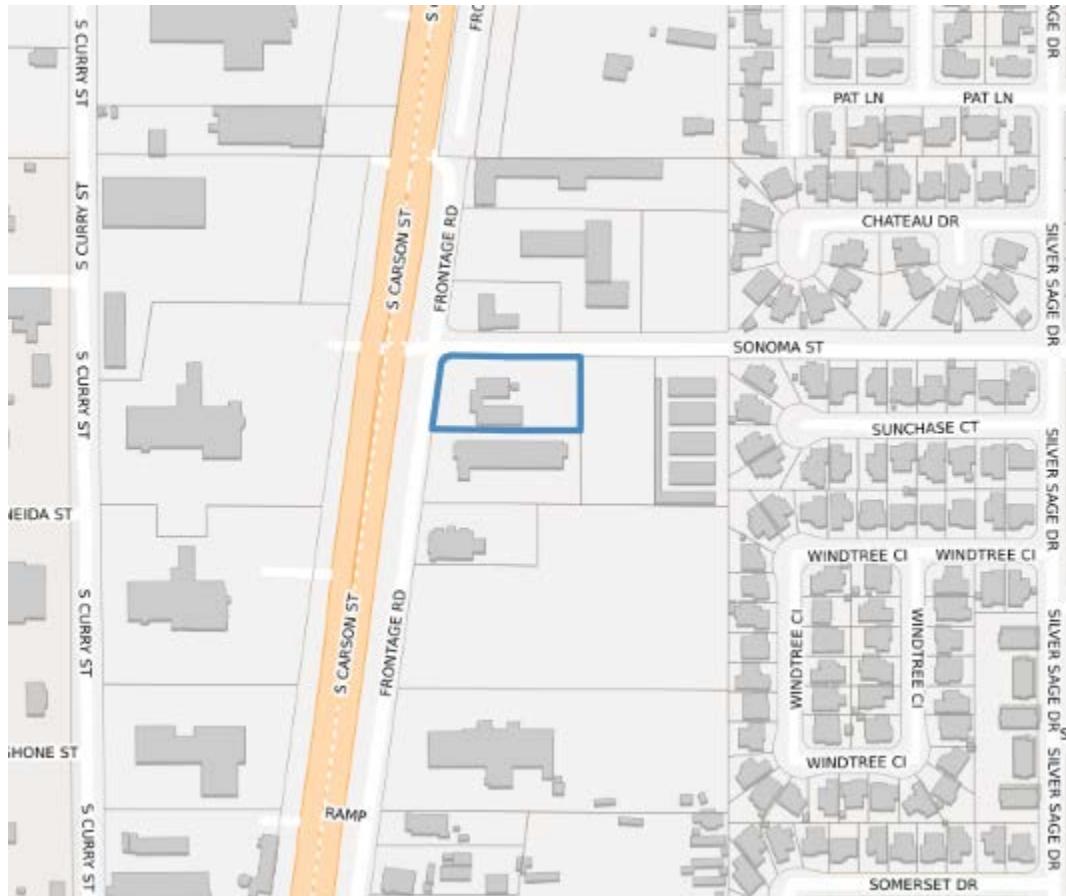
STAFF CONTACT: Hope Sullivan, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an amendment to a Special Use Permit for a Gaming (unlimited) use to allow an increased building size, a modified façade, and a modified site plan on 0.98± acres zoned Retail Commercial, located at 2811 S. Carson Street, APN # 009-112-25. (Hope Sullivan, hsullivan@carson.org).

STAFF SUMMARY: At its meeting of August 29, 2018, the Planning Commission approved a Special Use Permit for a Gaming (unlimited) use on the subject property. That approval contemplated re-use of the existing 6,291 square foot building. In lieu of re-use of the existing building, the applicant is now proposing to build a new 9,050 square foot building on the site. The building's elevations and the site plan are modified from the original approval. The Planning Commission is authorized to approve an amendment to the Special Use Permit.

RECOMMENDED MOTION: **"I move to approve SUP-18-111-1, a request for an amendment to SUP-18-111, based on the findings and subject to the conditions of approval contained in the staff report."**

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

(The base wording is the conditions of approval from the original approval. Additional wording appears in bold with an underline.)

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 the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.
5. The new freestanding sign must be designed and located so that intersection sight distance is not affected. See section 12 of CCDS.
6. Driveway aprons must be upgraded to meet ADA Standards.
7. The freestanding sign shall not exceed a height of 30 feet. With the exception of the height of the freestanding sign, all signage must comply with the provisions of Division 4 of the Development Standards.
8. The landscape plan must be modified to demonstrate compliance with the landscape standards in Division 3 of the Development Standards, particularly the requirement for a minimum of six foot wide landscape areas adjacent to the street. Landscaping must not obscure minimum clear site distances.
9. No outdoor entertainment is permitted.
10. Water and sewer main analyses must be submitted with the building permit.
11. Any water and sewer laterals being reused must be inspected to ensure good condition.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.04.130 Retail Commercial (RC); Development Standards Division 4 (Signs)

MASTER PLAN DESIGNATION: Mixed Use Commercial (MUC)

PRESENT ZONING: Retail Commercial (RC)

KEY ISSUES: Will the proposed unlimited gaming use, as well as signage 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: Retail Commercial (RC) / Car Repair and Hotel

EAST: Retail Commercial (RC) / Vacant

WEST: Retail Commercial (RC) / Car Dealership

SOUTH: Retail Commercial (RC) / Hotel

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X shaded (between the 100 year flood and 500 year flood)

EARTHQUAKE POTENTIAL: Zone II, Moderate earthquake potential

SLOPE/DRAINAGE: Site is improved and flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: .98 acres

EXISTING STRUCTURE SIZE: 6,215 square feet

PROPOSED STRUCTURE SIZE: 9,050 square feet

VARIANCES REQUESTED: None

PREVIOUS REVIEW:

SUP-18-111: Special Use Permit for a Gaming (unlimited) use and a sign that exceeds the height limit.

U-80/16: Use Permit for a Restaurant and Bar

DISCUSSION:

The subject property is currently improved with a building that was occupied by a restaurant. The restaurant closed in September 2017, and the site has been unoccupied.

On August 29, 2018, the Planning Commission authorized a Special Use Permit for a Gaming (unlimited) use and for a sign that exceeds the height limit. At that time, the applicant's intent was to utilize the existing 6,215 square foot structure for the gaming use. The applicant has performed an internal demolition, and performed an assessment of the needed upgrades and improvements, including a structural analysis. Based on the assessment, the applicant finds that it is preferable to demolish the existing structure and replace it with new construction.

Although the building will increase in size from 6,215 square feet to 9,050 square feet, the components of the site plan remain unchanged. The site will continue to have vehicular access from Sonoma Street and the frontage road. Parking will continue to be on the north, east, and west sides of the building.

The applicant is proposing a reduction in the number of proposed parking spaces, decreasing from 68 spaces to 66 spaces. This reduction will still result in compliance with the parking requirement. The applicant is also proposing a deduction in the amount of landscaping, decreasing from 6,235 square feet to 6,066 square feet. This reduction will still result in compliance with the amount of land allocated to landscaping. Staff would note that when the application consisted of occupancy of the existing building with no expansion, there was no obligation to meet the landscaping standards. As the plan is now to demolish the existing building and build a new building, compliance with the landscape standards in Division 3 is required.

The applicant proposes to occupy the existing building with a primary use of gaming (unlimited). The facility is proposed to be open 24 hours a day, 7 days a week. The applicant proposes the

main gaming floor, a bar and lounge area, a sports betting area, and a customer service area.

The single story building is proposed to utilize stucco, with manufactured stone accents, and metal roofing. Building access is proposed on the north, east, and west sides of the building.

Per the provisions of Section 18.04.130 of the Carson City Municipal Code (CCMC), an unlimited gaming use is a conditional use in the RC zoning district, and may only be established upon issuance of a Special Use Permit. Staff considers the bar to be ancillary to the gaming use and not a separate and distinct use.

Proposed signage will include a sign on the front of the building and a new freestanding pylon sign that will replace the existing Grandma Hattie's sign. The freestanding sign will include an electronic message sign that is approximately 77 square feet. At its meeting of August 29, 2018, the Planning Commission approved a Special Use Permit to allow the freestanding sign to have a height of 30 feet.

Chapter 4.14 of the Municipal Code addresses Gaming Licenses and Regulations. Section 4.14.045.1 of this Chapter includes a requirement for 100 guest rooms on the same property as the gaming facility. However, this provision is not applicable if the unrestricted gaming license existed prior to 2002. As the subject gaming license existing prior to 2002, the hotel rooms are not required. Transfer of the gaming license to this new location was approved by the Board of Supervisors at its meeting of October 18, 2018.

Per the provisions of Section 18.02.080 of the CCMC, the Planning Commission, after conducting a public hearing, has the authority to grant a Special Use Permit upon making seven required findings of fact.

PUBLIC COMMENTS: Public notices were mailed to 32 property owners within 500 feet of the subject site on October 24, 2019. As of the writing of this report, no comments in support or in opposition of the request have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations that are not code requirements have been incorporated into the recommended conditions of approval.

Fire Department:

1. Project must comply with the currently adopted edition of the International Fire Code and Northern Nevada Fire Code amendments.
2. Project requires fire sprinklers per NAC 477-283(j).

Engineering Division:

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

- Driveway aprons must be upgraded to meet current ADA standards.
- The project must Carson City Development Standards including, but not limited to, the following:
 - Water and sewer main analyses must be submitted with the building permit.
 - Any water or sewer laterals being reused must be inspected to ensure condition. Any laterals that are to be abandoned must be abandoned and capped to within 1

foot of the main.

- Signage and landscaping must not obscure minimum clear sight distances.

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 trip generation of the proposed establishment is approximately the same as a restaurant of the size that currently exists. Carson City's transportation department has studied this area with the South Carson Street project and does not request any remediation. With the above conditions of approval pedestrian access will be improved to meet current ADA standards.

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

The existing sewer, water, and storm drain infrastructure appear to have plenty of capacity to serve the proposed establishment, however Carson City development standards require that a water main analysis and a sewer main analysis be submitted with the building permit to confirm sufficient capacity. The pipe in the frontage road is of an older material than that in Sonoma Street. If the sewer lateral must be replaced, the engineering division recommends connecting to the newer material main in Sonoma Street.

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.

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*

Goal 5.2b – Encourage Reuse/Redevelopment of Underused Retail Spaces.

“Encourage the redevelopment and reuse of underutilized retail spaces along major gateway corridors (such as the vacant K-Mart building on North Carson Street, the Eagle Station and Southgate Shopping Centers on South Carson Street, and the Downtown central business district) with tenants that will serve the broader community....”

The subject property is an unoccupied site on the City's primary arterial street. The site is at the

intersection of an arterial and a collector road. The proposed use will provide an entertainment amenity that will add to the vitality of this portion of South Carson Street.

The Master Plan includes Guiding Principle 6: Quality Design and Development which states "Carson City will project a positive image for the community by promoting a high standard of design and the use of durable long-lasting materials for all development, and by ensuring that infill and redevelopment is of a scale and character that is compatible with and enhances surrounding development context." Staff finds that both the improvements to the site will be consistent with this guiding principle.

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 proposed use will occupy a space in an unoccupied site on a commercial corridor. No outdoor entertainment use is proposed, and staff proposes a condition of approval to prohibit outdoor entertainment so as to avoid impacts to residences to the east. The proposed use will complement the hotel uses to the north and south in that it will provide an activity for guests of the hotel. The use will not be detrimental to the car repair use directly to the north of the site, nor will it be detrimental to the car dealership across the street. As this site is in a commercial area and the use will be housed entirely within the building, staff finds it is compatible with other uses in the area.

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

Staff does not find that this request will have a detrimental effect on vehicular or pedestrian traffic. The proposed use will provide parking in excess of requirements. It is anticipated that the trip generation will be consistent with that of the restaurant that occupied the space, while not having the peak times that a restaurant experiences. The site is also currently served by sidewalks. The site is at the intersection of an arterial and a collector, thus served by roadways with sufficient capacity.

To ensure safe pedestrian movement, the driveway aprons will need to be upgraded to meet ADA standards.

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 site is currently improved and served with water and sewer. The site was designed and improved with the necessary storm water drainage improvements. The use is a non-residential use, thus will not have an impact on schools. The sheriff's office has advised that it has no concerns relative to a gaming use at this site.

As a part of the building permit process, the applicant will be required to submit a water main analysis, and a sewer analysis to determine sizing.

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.*

As previously noted, an unlimited gaming use is a Conditional Use in the RC zoning district. Upon making the required findings, the use will meet the requirements of Title 18.

As noted, the proposed landscape plan does not meet the requirements of Division 3 of the Development Standards, in part because it fails to include landscaping along the Frontage Road property line. At the time of building permit, the applicant will need to demonstrate compliance with the City's landscaping standards as well as the sign standards, recognizing the freestanding sign is authorized to have a height of 30 feet.

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

The proposed use, as conditioned, will be a community amenity and will not be detrimental to the public health, safety, and welfare.

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

Staff has recommended conditions of approval to avoid material damage to other properties in the vicinity. With the incorporation of these conditions, staff can make this finding in the affirmative.

Attachments:

Fire Department comments
Engineering comments
Application (SUP-18-111-1)

**Engineering Division
Planning Commission Report
File Number SUP-18-111-1**

TO: Hope Sullivan - Planning Department
FROM: Stephen Pottéy – Development Engineering Department
DATE: October 21, 2019

SUBJECT TITLE:

Engineering Comments on SUP-18-111-1 for Lucky Strike Casino at 2811 S Carson Street

RECOMMENDATION:

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

- Driveway aprons must be upgraded to meet current ADA standards.
- The project must Carson City Development Standards including, but not limited to, the following:
 - Water and sewer main analyses must be submitted with the building permit.
 - Any water or sewer laterals being reused must be inspected to ensure condition. Any laterals that are to be abandoned must be abandoned and capped to within 1 foot of the main.
 - Signage and landscaping must not obscure minimum clear sight distances.

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 trip generation of the proposed establishment is approximately the same as a restaurant of the size that currently exists. Carson City's transportation department has studied this area with the South Carson Street project and does not request any remediation. With the above conditions of approval pedestrian access will be improved to meet current ADA

Engineering Division
Planning Commission Report

standards.

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

The existing sewer, water, and storm drain infrastructure appear to have plenty of capacity to serve the proposed establishment, however Carson City development standards require that a water main analysis and a sewer main analysis be submitted with the building permit to confirm sufficient capacity. The pipe in the frontage road is of an older material than that in Sonoma Street. If the sewer lateral must be replaced, the engineering division recommends connecting to the newer material main in Sonoma Street.

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

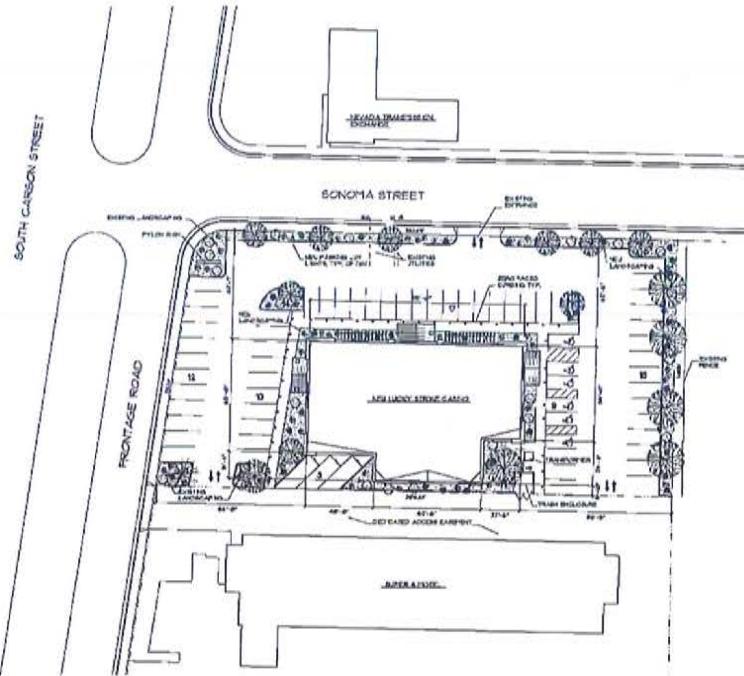
Development Engineering has no comment on this finding.

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

The plans and reports provided were adequate for this analysis.

LUCKY STRIKE CASINO

SPECIAL USE PERMIT AMENDMENT



Prepared by:



September 19, 2019

Job # 1565.0001

LUCKY STRIKE CASINO

Special Use Permit Amendment

Prepared for:

Woody's Entertainment, Inc.

411 N. Curry Street

Carson City, Nevada 89701

Prepared by:

Christy Corporation, Ltd.

1000 Kiley Parkway

Sparks, Nevada 89436

(775) 502-8552

September 19, 2019



Table of Contents

Introduction	1
Project Location.....	1
Existing Conditions	2
Project Background	4
Project Description	4
Special Use Permit Findings	12
Master Plan Policy Checklist.....	14

List of Figures:

Figure 1 – Vicinity Map	1
Figure 2 – Existing Conditions.....	2
Figure 3 – Master Plan Land Use	3
Figure 4 – Zoning District	3
Figure 5 – Preliminary Site Plan	5
Figure 6 – Preliminary Floorplan	6
Figure 7 – Preliminary Building Elevations	9
Figure 8 – Proposed Pylon Sign	10
Figure 9 – Site Rendering of Pylon Sign.....	11

Appendices:

Carson City Special Use Permit Application
Acknowledgement of Applicant Form
Property Tax Documentation

Attachments:

Preliminary Site Plan
Preliminary Floor Plan
Preliminary Building Elevations



LUCKY STRIKE CASINO

Introduction

This application includes the following request:

- An **Amendment to an approved Special Use Permit** (case # SUP-18-111) to allow for minor modifications to the approved Lucky Strike Casino plan.

Project Location

The Lucky Strike Casino project site (APN # 009-112-25) consists of 0.98± acres located on the east side of South Carson Street immediately south of Sonoma Street. Figure 1 (below) depicts the project location.

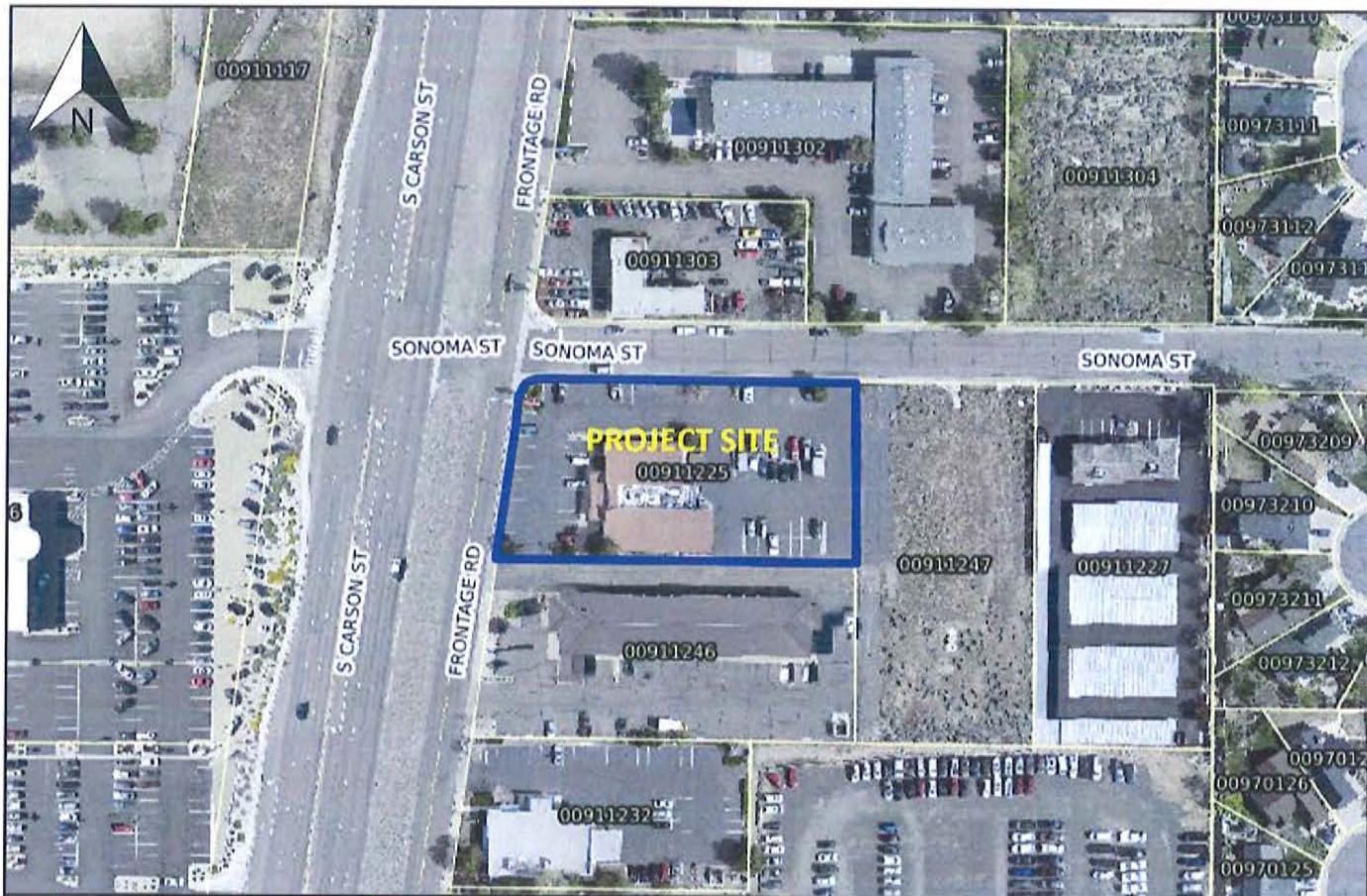


Figure 1 – Vicinity Map



LUCKY STRIKE CASINO

Existing Conditions

The Lucky Strike Casino project site is vacant building formerly occupied by the Grandma Hattie's restaurant. Surrounding uses include an auto transmission shop to the north, a vacant parcel to the east, a motel to the south and an auto dealership to the west. Figure 2 (below) depicts the existing on-site conditions.

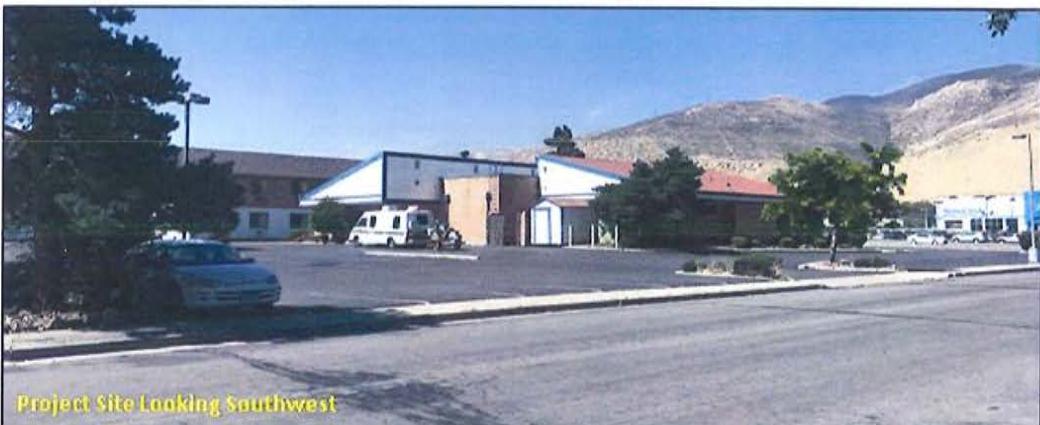
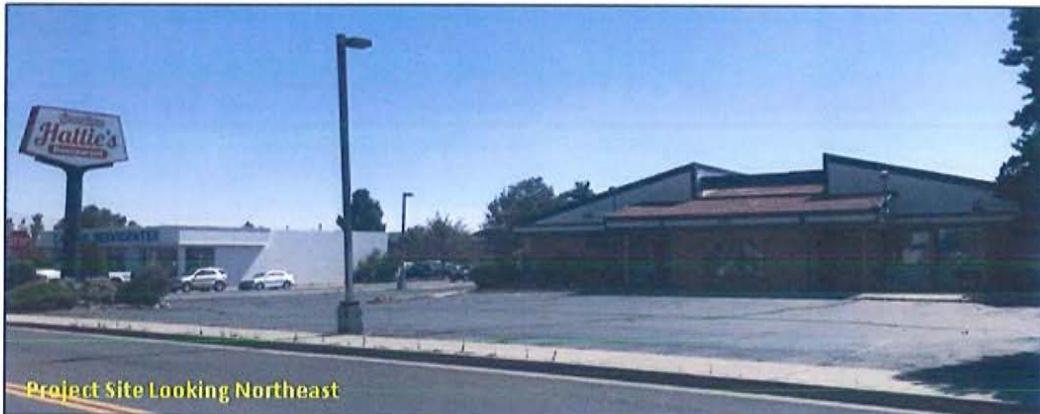


Figure 2 – Existing Conditions



LUCKY STRIKE CASINO

The Lucky Strike project site is designated as Mixed-Use Commercial (MUC) in the Carson City Master Plan, as are all properties that surround the subject parcel. Base zoning for the project site is Retail Commercial (RC), as are all the properties that surround the subject parcel. This parcel is also located in Redevelopment Area No. 2. Figures 3 and 4 (below) depict the existing Master Plan and zoning district for the project.

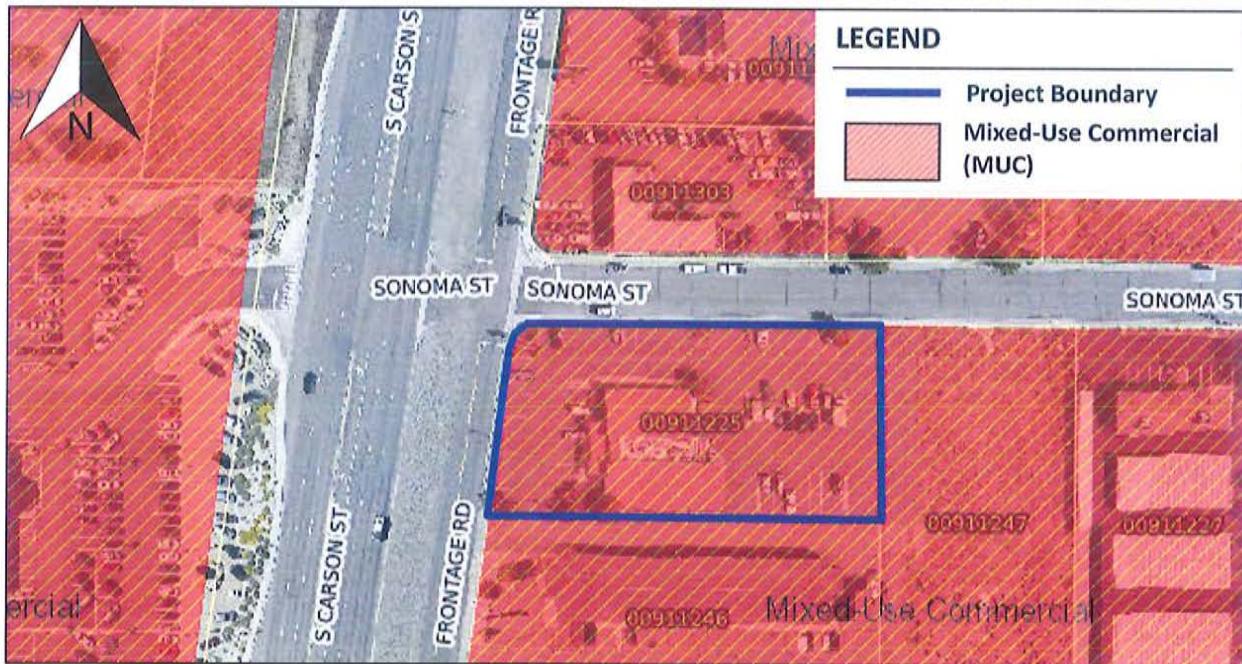


Figure 3 – Master Plan Land Use



Figure 4 – Zoning District



LUCKY STRIKE CASINO

Project Background

The Lucky Strike Casino received approval of a Special Use Permit (case # SUP-18-111) in August 2018 to allow for unlimited gaming operations, bar, and a freestanding sign in excess of 20 feet at the former Grandma Hattie's restaurant location. The approved SUP envisioned that the existing restaurant building would be renovated and converted to the Lucky Strike Casino.

Since the SUP approval, a structural analysis of the Grandma Hattie's building has been completed as well as an overall assessment of needed upgrades and improvements. Based on the existing condition of the current building, it has been determined that a more viable approach to the project is to demolish the existing structure and replace it with new construction.

Although the planned use is not changing from that of the approved SUP, minor modifications to the site plan and building square footages will result with construction of the new building. Thus, after consultation with Carson City staff, it was determined that an amendment to the existing Sup approval was necessary. Therefore, this application provides details on the updated plans for the Lucky Strike Casino facilities.

Project Description

The Lucky Strike Casino will occupy a new $9,050\pm$ square foot building located at 2811 S. Carson Street and will operate as a casino with unlimited gaming operations. The facility will include a main gaming floor, bar and lounge, sports betting area, and a customer service counter. It will also include two large restrooms, a family restroom, and various gaming back-of-house support areas. Figure 5 (following page) depicts the preliminary site plan for the Lucky Strike Casino, while Figure 6 (page 6) depicts the proposed floor plan. Full-size copies of the site plan and floor plan are included as attachments to this report.

The following table provides a breakdown of the proposed Lucky Strike floor areas:

Building Area/Use	Proposed Square Footage
Gaming Floor	$5,250\pm$ square feet
Bar/Lounge	$920\pm$ square feet
Restrooms	$927\pm$ square feet
Office Areas	$980\pm$ square feet
Circulation and Vestibules	$534\pm$ square feet
Storage and Mechanical	$439\pm$ square feet
TOTAL	$9,050\pm$ square feet



LUCKY STRIKE CASINO

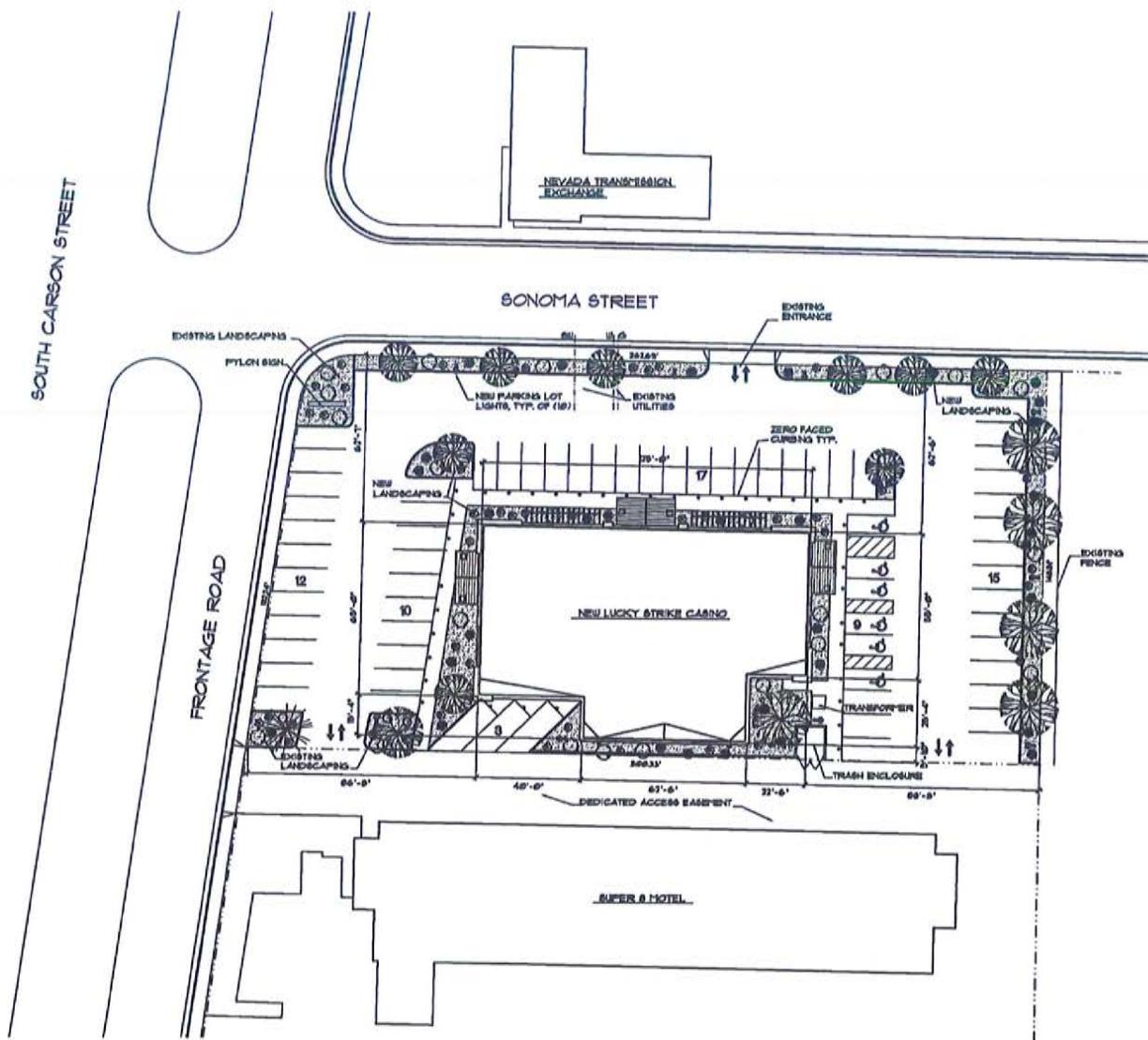


Figure 5 – Preliminary Site Plan



LUCKY STRIKE CASINO

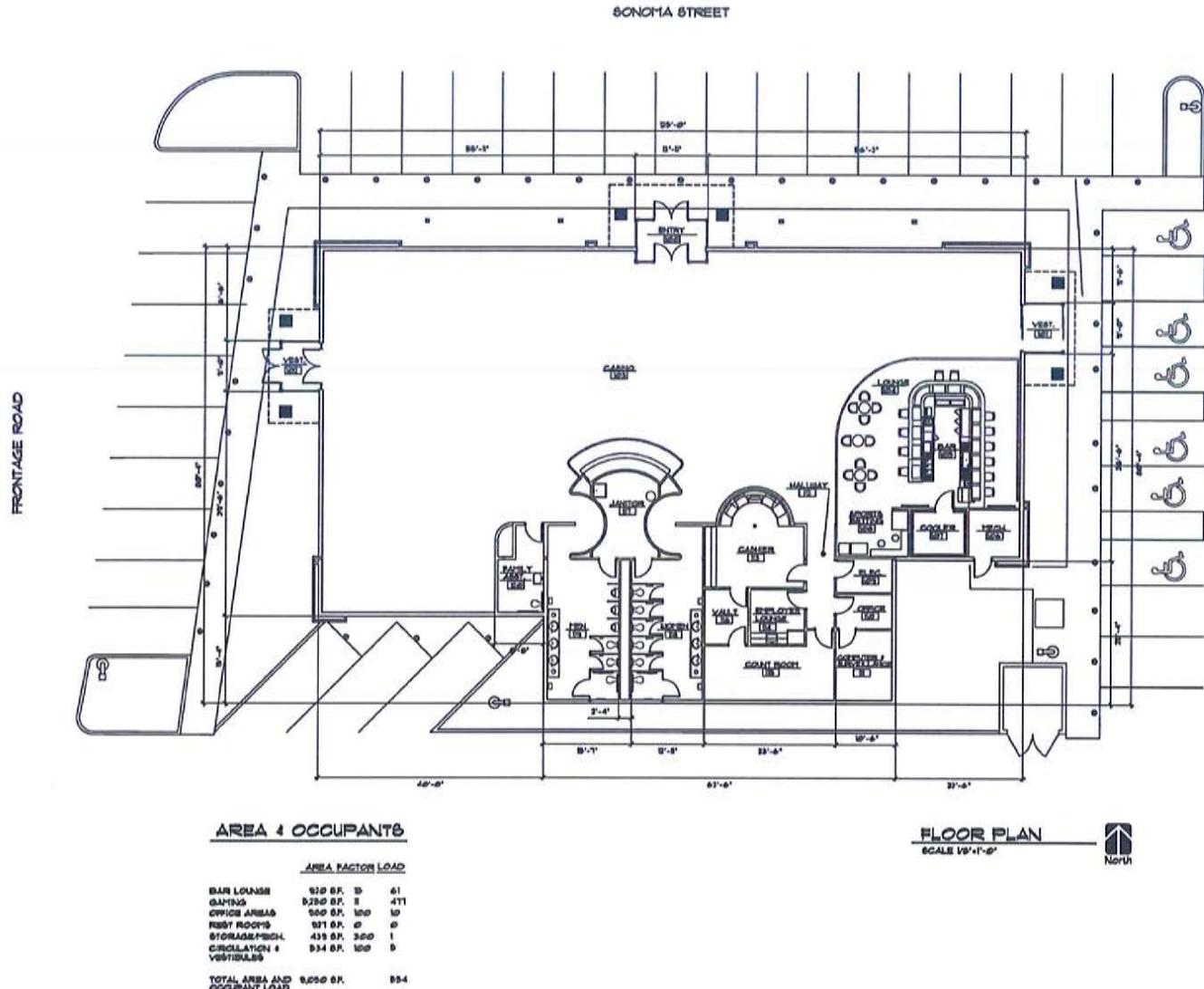


Figure 6 – Preliminary Floorplan



LUCKY STRIKE CASINO

As depicted in Figure 5, primary access to the site will be from Sonoma Street. Additionally, the primary customer entry will be located on the north side of the building with secondary entries on the west and east sides, providing for safe and convenience customer access from the planned parking areas that adjoin the building on the north, west, and east sides. Landscaping is proposed around the perimeter of the site in order to create an aesthetically pleasing streetscape and provide screening to the east. Landscaping will also be included adjacent to the building in order to add aesthetic value and complement architectural features of the building.

As noted previously, the proposed use associated with the previously approved SUP is not proposed to change. The only changes proposed are modification of the site plan to accommodate new construction rather than rehabilitation of the existing building and a modest increase to the overall building area. As with the previously approved SUP, no changes are proposed related to hours of operation and overall uses occurring at the site. Proposed hours of operation for the facility will be 24 hours a day, seven days a week. No outdoor entertainment is proposed as a part of the planned gaming operations at this location.

Per Carson City Municipal Code Section 4.14.045, unlimited gaming operations with unrestricted licenses granted after 2002 require the inclusion of 100 hotel rooms, unless an existing license is transferred to a location within a designated redevelopment area. The applicant owns the existing unrestricted gaming license for the current Lucky Strike Casino located at 444 E. William Street. This license was originally located at the Carson Mall under the name Slot World Smoke Shop and has been in existence since before 2002. The applicant intends to transfer the existing unrestricted gaming license from its current location at 444 E. William Street to the proposed location at 2811 S. Carson Street, which is within a redevelopment area. Transfer of this license was approved in 2018 by the Carson City Board of Supervisors. Therefore, the 100 hotel room requirement is not applicable in this case.

Per Carson City Development Standards, one parking space for every 150 square feet of gross floor area is required for a gaming facility. With this calculation, 61 spaces are required for the 9,050 square foot building. A total of 66 spaces are proposed for the facility exceeding code requirements. Approximately $5,133 \pm$ square feet of new landscaping will be added to the site for a total landscape area of $6,066 \pm$ square feet which exceeds required landscaping by 18%.

The following table provides a summary of the updated Lucky Strike plan:

Site Component	Proposed
Site Area	$43,031 \pm$ square feet (0.98 acres)
Building Area	$9,050 \pm$ square feet
Proposed Use	Casino (Unlimited Gaming)
Required Parking	61 spaces
Provided Parking	66 spaces
Required Landscaping	$5,583 \pm$ square feet with 15 trees
Provided Landscaping	$6,066 \pm$ square feet with 16 trees



LUCKY STRIKE CASINO

In order to provide a comparison between the previously approved SUP and that being proposed with this amendment, the following table provides a comparison between the 2018 approval and that included with this application:

Site Component	2018 Approval	Proposed Amendment
Site Area	43,031± square feet (0.98 acres)	43,031± square feet (0.98 acres)
Building Area	6,291± square feet	9,050± square feet
Proposed Use	Casino (Unlimited Gaming)	Casino (Unlimited Gaming)
Required Parking	42 spaces	61 spaces
Provided Parking	68 spaces	66 spaces
Required Landscaping	5,583± square feet with 15 trees	5,583± square feet with 15 trees
Provided Landscaping	6,235± square feet with 16 trees	6,066± square feet with 16 trees

As the above table illustrates, the proposed amendment is minor and simply results in an increase to the building size and overall site configuration since new construction is now proposed versus rehabilitation of the existing building. The site is fully developed, and the proposed amendment will not alter drainage patterns, traffic patterns, etc. Consistent with Carson City Municipal Code requirements, onsite detention will be provided, if necessary, to ensure that offsite flows are maintained or reduced from their existing levels. Any requested calculations can be provided with final design or as part of this review process at the request of Engineering staff.

With an increase of total floor area of only 2,759± square feet, traffic impacts versus the previous approval will be negligible. Utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual (land use code 473 – Casino/Lottery Establishment), it is estimated that only 37 additional trips will occur over the already approved SUP, 35 of which will occur during the PM peak hour. Given the capacity of adjoining roadways which have seen a dramatic decrease in traffic with the I-580 extension, no negative traffic impacts are anticipated.

The primary building façade will be on the north, oriented towards Sonoma Street with embellished facades on the west (facing South Carson Street) and east. The south elevation is less visible but carries over the architectural styling of the primary facades. The building is proposed to include stucco exterior walls accented by stone columns and entry treatments. Formal building entries include rough sawn entry covers that provide visual interest and architecturally complement the overall structure. The primary façade (north) is planned to include historical scenes from Carson City that add tremendous visual interest to the elevation. The western elevation (along South Carson Street) will include a modest wall sign identifying the Lucky Strike Casino. Preliminary building elevations are depicted in Figure 7 (following page) and are also included in full-size format as an attachment to this report.



LUCKY STRIKE CASINO

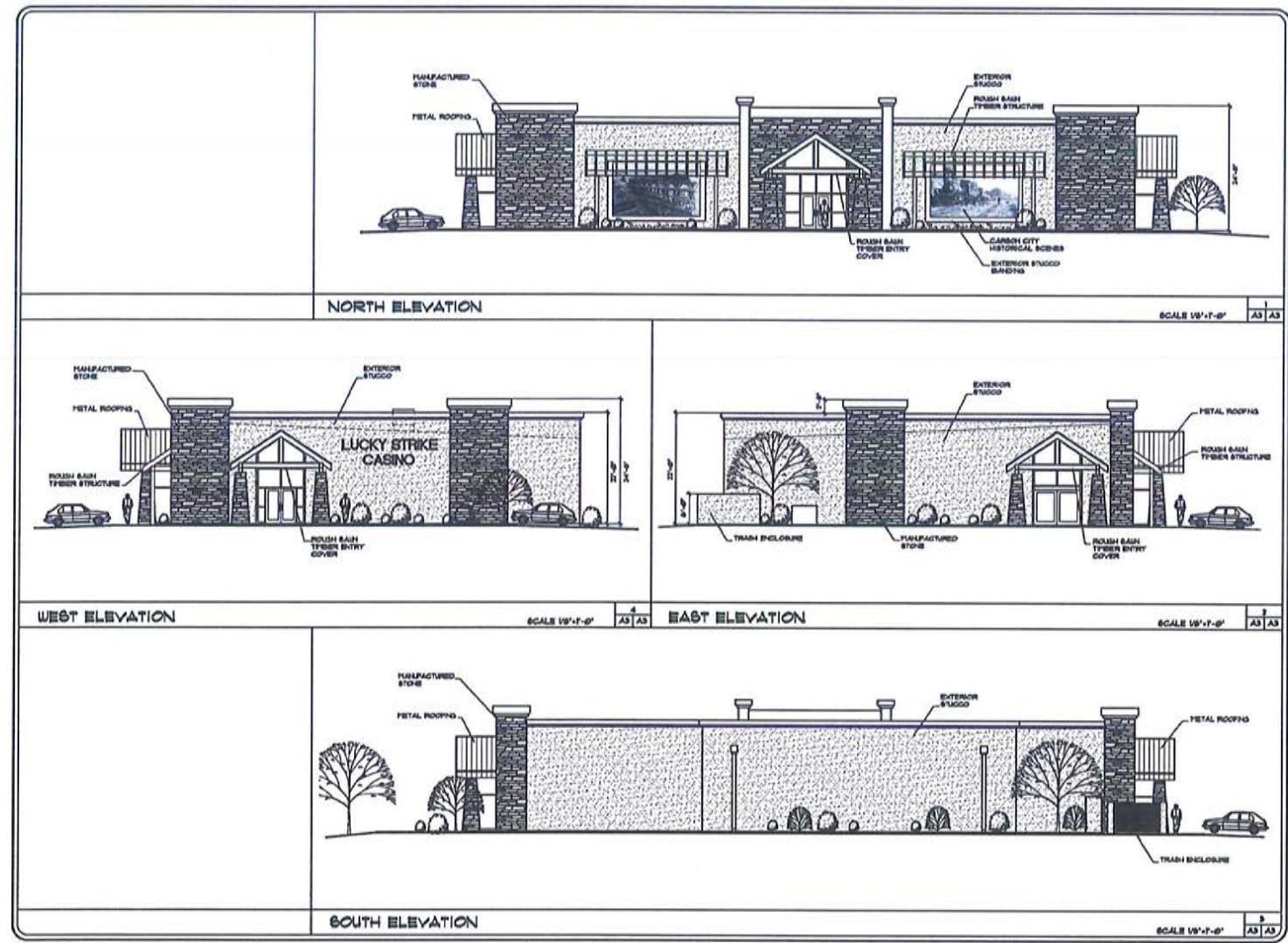


Figure 7 – Preliminary Building Elevations



LUCKY STRIKE CASINO

Proposed signage for the Lucky Strike Casino includes a new building sign on the west side of the building, adjoining South Carson Street, and a new freestanding pylon sign that will replace the current freestanding Grandma Hattie's sign located at the northwest corner of the site. The freestanding pylon sign remains unchanged from the previous approval and will include an electronic message sign that is approximately 77 square feet in size. This electronic message sign will adhere to the Carson City Development Standards related to dimming, message hold time, message transition time, etc. The freestanding pylon sign is proposed at a height of 30, as approved with the previous SUP in 2018.

Figures 8 (below) and 9 (following page) provide details on the proposed pylon sign.

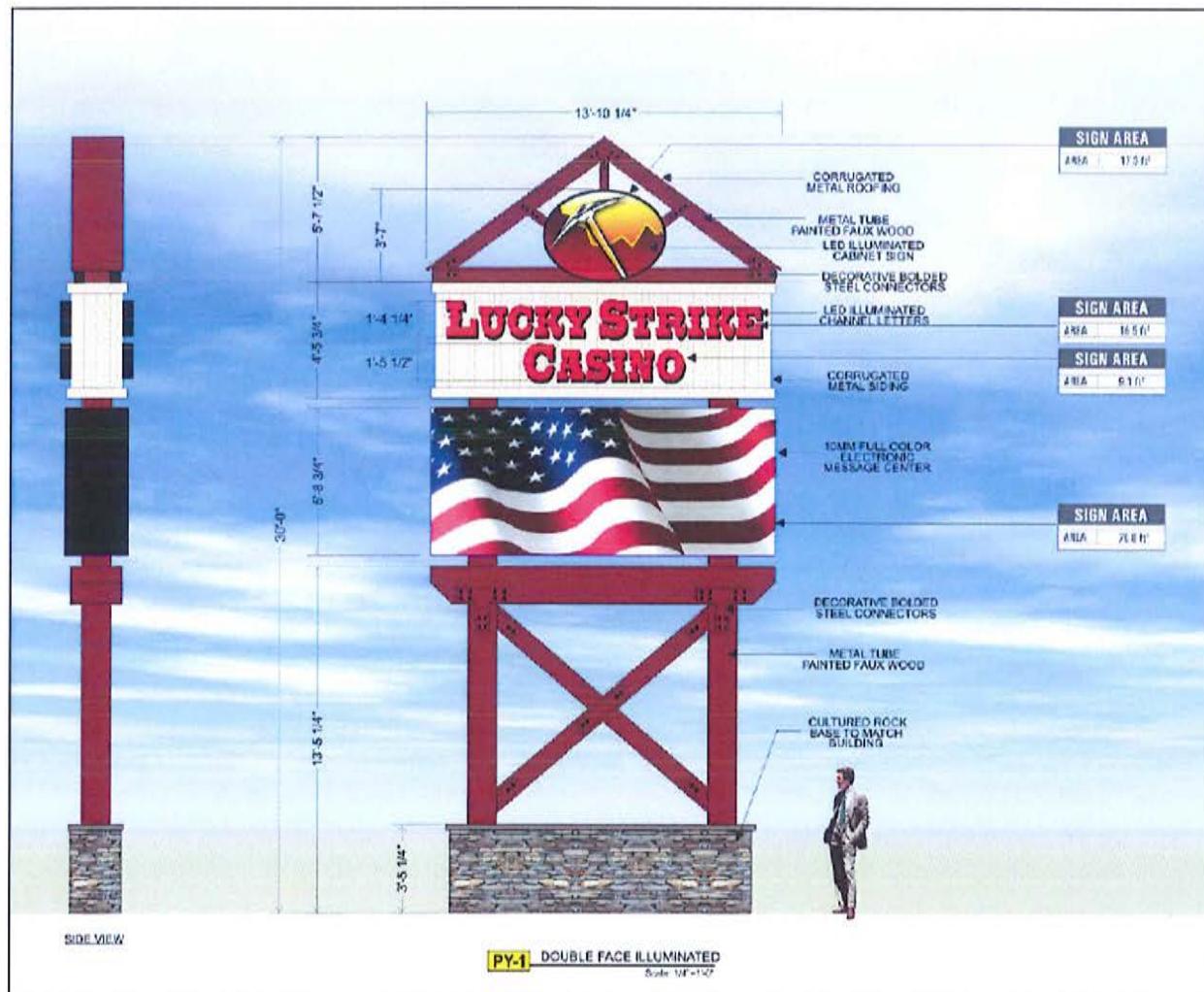


Figure 8 – Proposed Pylon Sign



LUCKY STRIKE CASINO



Figure 9 – Site Rendering of Pylon Sign



LUCKY STRIKE CASINO

Special Use Permit Findings

The Carson City Municipal Code establishes findings that must be made by the Planning Commission in order to approve a Special Use Permit request. These findings are listed below in *italic* type and are addressed in **bold** type.

Findings. Findings from a preponderance of evidence must indicate that the proposed use:

- a. Will be consistent with the objectives of the Master Plan elements;*

The Lucky Strike Casino project is consistent with the objectives of the Master Plan element identified below by redeveloping a vacated retail site within the South Carson Street corridor. The Lucky Strike will expand the customer base in this area of South Carson Street, and the proposed new building, signage, and landscaping will serve to further enhance the streetscape.

"Goal 5.2b – Encourage Reuse/Redevelopment of Underused Retail Spaces. Encourage the redevelopment and reuse of underutilized retail spaces along major gateway corridors (such as the vacant K-Mart building on North Carson Street, the Eagle Station and Southgate Shopping Centers on South Carson Street, and the Downtown central business district) with tenants that will serve the broader community..."

- b. 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, flare or physical activity;*

The Lucky Strike Casino is proposed to replace an existing vacant building and will not include outdoor entertainment. It will provide an expanded customer base to the area and will not be detrimental to the surrounding existing retail uses. Minimal impacts during construction are anticipated given surrounding uses and will only be temporary. The proposed landscape and new building improvements will further revitalization goals in this area of South Carson Street, which will provide a benefit to the immediate vicinity.

- c. Will have little or no detrimental effect on vehicular or pedestrian traffic;*

According to the Institute of Transportation Engineers (ITE), the traffic for a Casino/Lottery Establishment Use (ITE Code 473) for the regularly used areas of the casino (bar/lounge, gaming area, offices and circulation/vestibules at 9,050 square feet) is 106 PM peak hour trips. Average daily trips (ADT) and AM peak hour trips are not available for the casino land use code. This level of additional traffic is similar to the previous restaurant use that occupied the site and traffic does not require a traffic analysis. The existing street network that surrounds the property can adequately accommodate the anticipated traffic. Sidewalks exist around the project site as well, providing pedestrian walkways and connections to adjacent properties.



LUCKY STRIKE CASINO

The proposed pylon sign will provide clear and easily readable signage for the casino and the proposed electronic message sign will adhere to the requirements in the Carson City Development Standards related to dimming, message hold time, message transitioning, etc. to ensure that it will not have a detrimental impact on passing vehicular traffic. This was approved and conditioned with the previous SUP approval.

d. *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 Lucky Strike Casino is proposed in an area already served by police and fire protection and is served by existing water, sanitary sewer, public roads and storm drainage facilities. The proposed use will not overburden existing public services and facilities.

e. *Meets the definition of specific standards set forth elsewhere in Title 18 for such particular use and meets the purpose statement of that district;*

The new Lucky Strike Casino building adheres to building height, setback, parking and landscape requirements set forth in Title 18. The project meets the purpose statement of the Retail Commercial zoning district by providing a gaming use that is conducted within a building and screened from view. The proposed pylon sign has already been considered and approved by the Carson City Planning Commission.

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

The Lucky Strike Casino will not be detrimental to the public health, safety, convenience and welfare but rather will provide a new vibrant use on a parcel that now includes a long-standing vacant restaurant, which will be a benefit to the community. In addition, the project proposes extensive building and landscape improvements that will enhance the streetscape and overall aesthetics of the area.

g. *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 properties in the vicinity as gaming activity will be contained within the new building. Furthermore, the new building and site improvements will enhance the visual character of the area.



LUCKY STRIKE CASINO

Master Plan Policy Checklist

This section is taken directly from Carson City documents and forms part of the Special Use Permit application process. Many of the policies do not apply to the Lucky Strike Casino SUP Amendment request. Those policies that do apply to the Lucky Strike are checked and addressed in **bold face** type.

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 development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: **Lucky Strike Casino**

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 amendment 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 if 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)?

New construction will include the latest energy efficient materials and design. Revitalization of deteriorated landscape areas within the site will utilize xeriscaping, drought tolerant plant material, and drip irrigation in order to greatly reduce water consumption.

Located in a priority infill development area (1.2a)?



LUCKY STRIKE CASINO

- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

The existing pedestrian sidewalks along the Carson Street and Sonoma Street frontage will be retained, ensuring compliance with this policy.

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

As a developed site, there are mature trees located onsite. Each tree will be evaluated and those that remain in good health will be preserved.

- At adjacent 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 area, 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)?

As an infill project, all necessary infrastructure and services needed to serve the project are in place and will not require upgrades. In fact, this project will create a lesser demand on infrastructure when compared to previous uses that existed onsite due to the incorporation of modern building materials, drip irrigation, etc.

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



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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)?

This project directly implements this policy by converting a vacant blighted site into a viable new business that will add aesthetic appeal and security to the area and ultimately increase property values and revenues for Carson City.

- 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)?



LUCKY STRIKE CASINO

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)?

This project will redevelop an existing vacant building(s). New improvements and repairs will utilize long-lasting materials and incorporate greater energy efficiency.

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)?

The current vacant buildings will be replaced with a new modern building that includes significant architectural embellishments including historical murals, rock and timber accents, etc.

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 (7.1 a, 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)?



LUCKY STRIKE CASINO

CHAPTER 7: A CONNECTED CITY

The Carson City Master Plan seeks to 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)?

The project will retain/improve the sidewalks along Carson Street and Sonoma Street to ensure that pedestrian connectivity in the area is maintained.

- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density (12.1a, c)?

The project will retain the sidewalks along Carson Street and Sonoma Street to ensure that pedestrian connectivity in the area is maintained.

APPENDICES

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 #
Woody's Entertainment, Inc. (775) 423-3101
MAILING ADDRESS, CITY, STATE, ZIP
411 N. Curry St., Carson City, NV 89701

EMAIL ADDRESS
scotttate@nuggetcasinos.com

PROPERTY OWNER PHONE #
Northern Nevada Comstock Investments, LLC (775) 423-3101
MAILING ADDRESS, CITY, STATE, ZIP
562 N. Maine St., Fallon, NV 89406

EMAIL ADDRESS
scotttate@nuggetcasinos.com

APPLICANT AGENT/REPRESENTATIVE PHONE #
Christy Corporation (775) 502-8552
MAILING ADDRESS, CITY STATE, ZIP
1000 Kiley Pkwy., Sparks, NV 89436

EMAIL ADDRESS
mike@christynv.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): 009-112-25	Street Address 2811 S. Carson Street
--	---

Project's Master Plan Designation Mixed-Use Commercial	Project's Current Zoning Retail Commercial	Nearest Major Cross Street(s) Carson Street/Sonoma Street
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Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.
An amendment to Special Use Permit (case # SUP-19-111) to allow for minor modification to the
approved Lucky Strike Casino plans. Refer to attached report for a detailed description.

PROPERTY OWNER'S AFFIDAVIT

I, Scott Tate, 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

7172 Sandhill Rd
Fallon, NV 89406

Date

9/12/19

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

STATE OF NEVADA
COUNTY

On Sept 12, 2019, David Scott Tate, 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.

Karrie Alexander
Notary Public



KARRIE ALEXANDER
Notary Public, State of Nevada
Appointment No. 05-95178-3
My Appl. Expires Mar 4, 2021

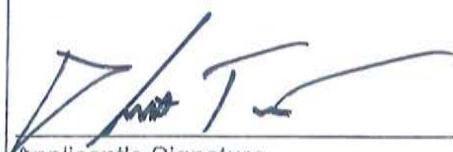
NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the
Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

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

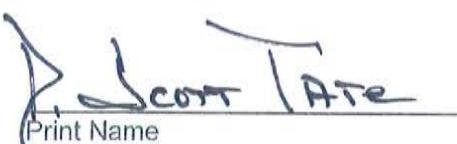
Please type and sign the statement on the following page at the end of your findings response.

ACKNOWLEDGMENT OF APPLICANT

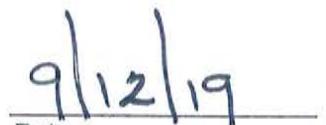
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning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



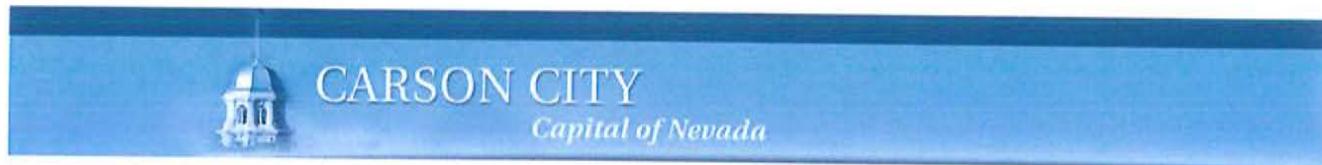
Applicant's Signature



Print Name



Date

[Treasurer Home](#) [Assessor Data Inquiry](#) [Back to Last Page](#)**Secured Tax Inquiry Detail for Parcel # 009-112-25**

Property Location: 2811 S CARSON ST
Billed to: NORTHERN NEVADA COMSTOCK INV
562 N MAINE ST
FALLON, NV 89406-0000

Tax Year: 2019-20
Roll #: 012838
District: 1.6
Tax Service:
Land Use Code: 400 [Code Table](#)

Outstanding Taxes:

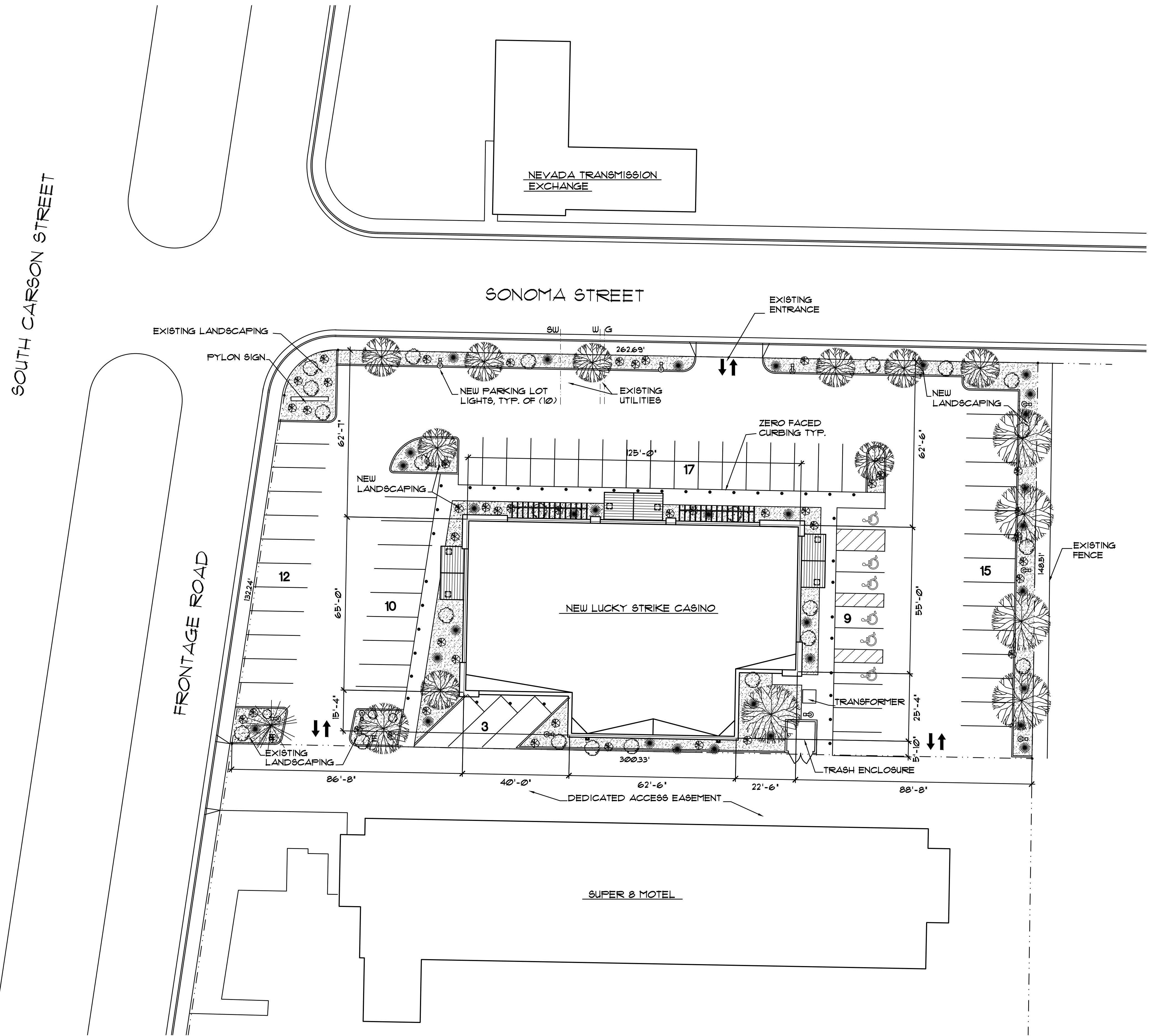
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
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Current Year

08/19/19	2,279.44		2,279.44	2,279.44	.00
10/07/19	2,278.00		2,278.00	2,278.00	.00
01/06/20	2,278.00		2,278.00	2,278.00	.00
03/02/20	2,278.00		2,278.00	2,278.00	.00
Totals:	9,113.44	.00	9,113.44	9,113.44	

[History](#)**Additional Information**

	2019-20	2018-19	2017-18	2016-17	2015-16
Tax Rate	3.5700	3.5700	3.5700	3.5200	3.5200
Tax Cap Percent	4.8	4.2	2.6	.2	3.2
Abatement Amount	1,135.88	486.05	936.25	615.42	



SITE INFORMATION

GENERAL

ADDRESS 2811 SOUTH CARSON STREET
PARCEL NO. 009-112-25

ZONING RC, CODE 400

SITE AREA 43,031 S.F.

BUILDING AREA 3,050 S.F.

PARKING REQUIREMENTS

REQUIRED SPACES 9,050 / 150 = 61 SPACES

SPACES PROVIDED 66 SPACES

HANDICAP SPACES REQUIRED 3 SPACES

HANDICAP SPACES PROVIDED 6 SPACES

LANDSCAPE REQUIREMENTS

AREA CALCULATION

TOTAL AREA 43,031 S.F.
BUILDING AREA 3,050 S.F.
EXISTING LANDSCAPE 933 S.F.
NEW LANDSCAPE 5,133 S.F.

IMPERVIOUS SURFACE 21,915 S.F.

REQUIRED LANDSCAPE 21,915 X 20 = 5583 S.F.

LANDSCAPE PROVIDED 6,066 S.F.

TREES REQUIRED 6,066 / 400 = 15

TREES PROVIDED 16

SHADE TREES REQUIRED 66 / 10 = 7

SHADE TREES PROVIDED 7

NOTE:
THE EXISTING BUILDING KNOWN AS
GRANDMA HATTIES WILL BE REMOVED
AND A NEW BUILDING WILL BE BUILT IN THE
SAME LOCATION. SITE DRAINAGE AND
EXISTING SITE ACCESS WILL REMAIN
ESSENTIALLY THE SAME WITH SOME
UPGRADED IMPROVEMENTS.

SITE PLAN

SCALE 1" = 20'-0"

SCALE 10 0 10 20 30 40



Date SEPTEMBER 10, 2015
Drawn By Full
Revisions _____
Sheet Number _____

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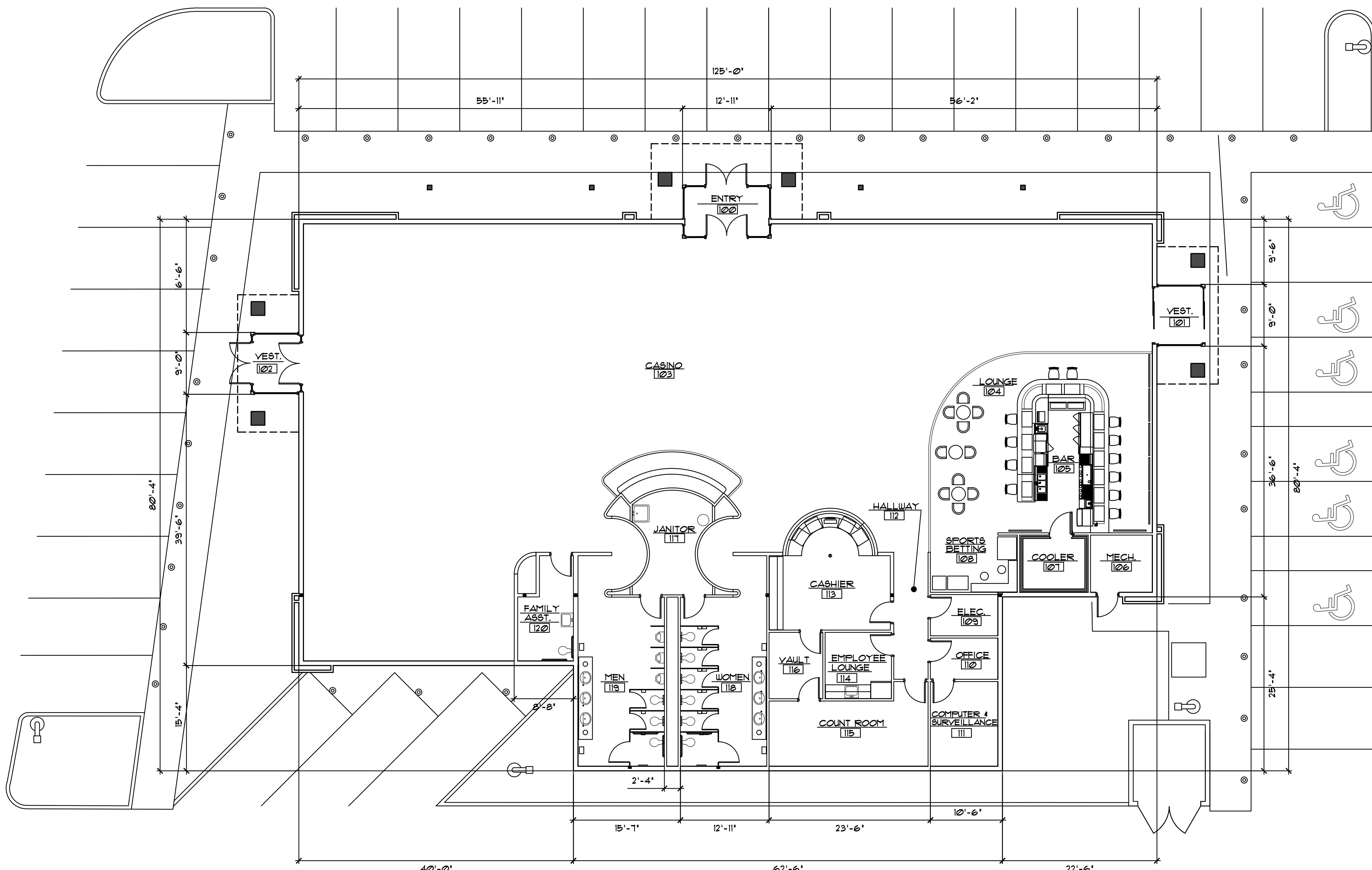
LUCKY STRIKE CASINO
FOR
WOODY'S ENTERTAINMENT INC.
2811 SOUTH CARSON STREET, CARSON CITY, NEVADA

• Architect •

FRANK WOOD DUFF
126 South Main Street • P.O. Box 280 • Fallon, Nevada 89406
(775) 429-6065

SONOMA STREET

FRONTAGE ROAD



AREA & OCCUPANTS

AREA FACTOR LOAD

BAR LOUNGE	920 S.F.	15	61
GAMING	5,250 S.F.	11	471
OFFICE AREAS	980 S.F.	100	10
REST ROOMS	921 S.F.	0	0
STORAGE/MECH.	439 S.F.	300	1
CIRCULATION & VESTIBULES	534 S.F.	100	5

TOTAL AREA AND OCCUPANT LOAD

554

FLOOR PLAN

SCALE 1/8"=1'-0"



Date SEPTEMBER 02 2019
Drawn By FULLI
Revisions

Sheet Number

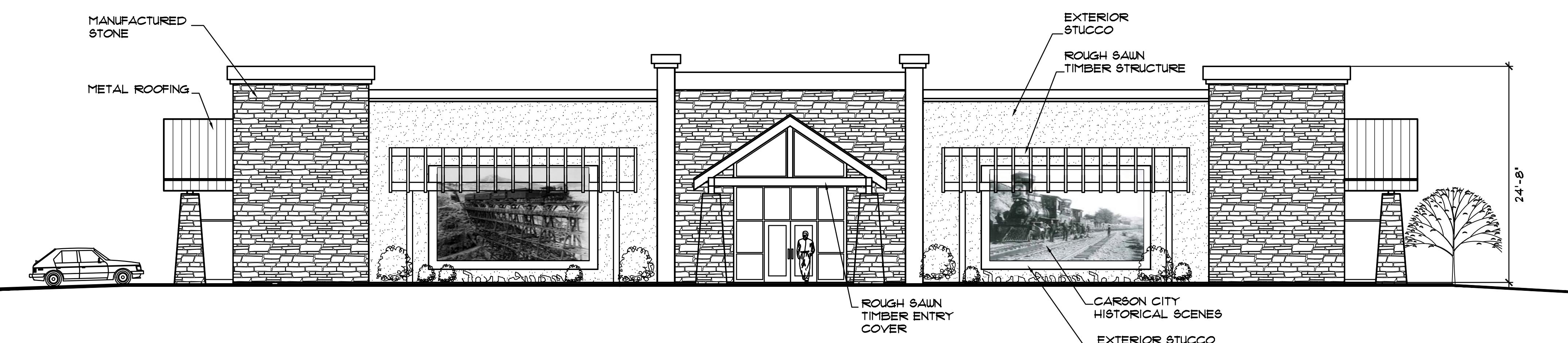
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• Architect •

FRANK WOODLIFF

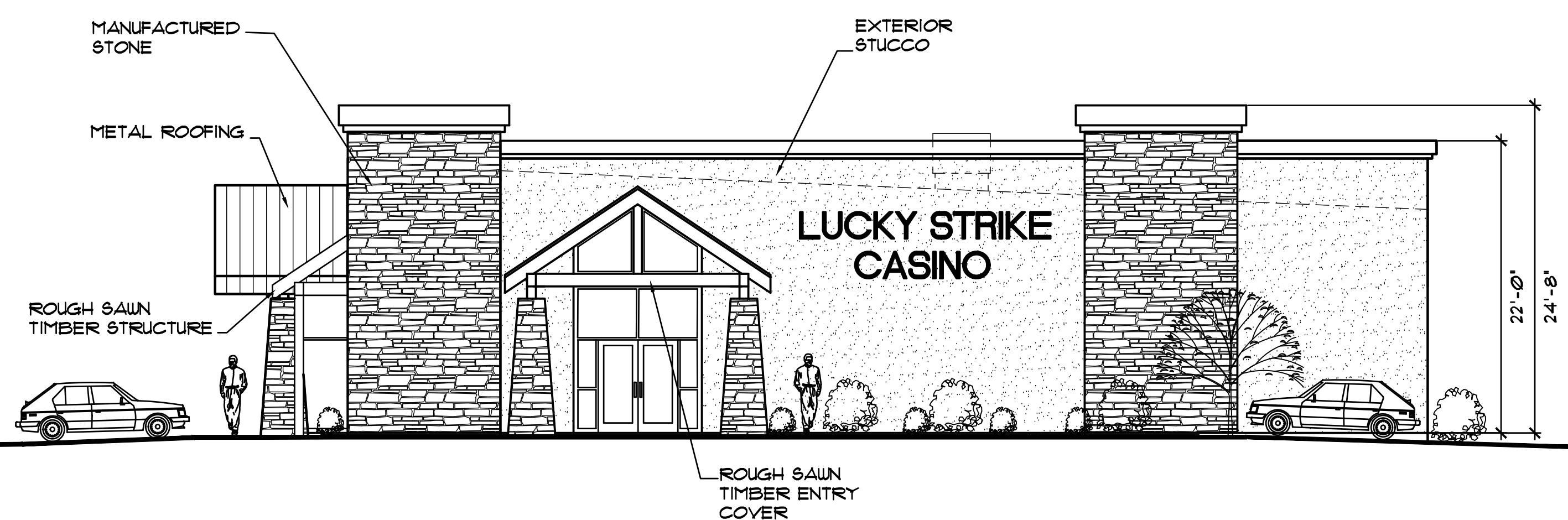
126 South Main Street • P.O. Box 280 • Fallon, Nevada 89406
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2811 SOUTH CARSON STREET, CARSON CITY, NEVADA



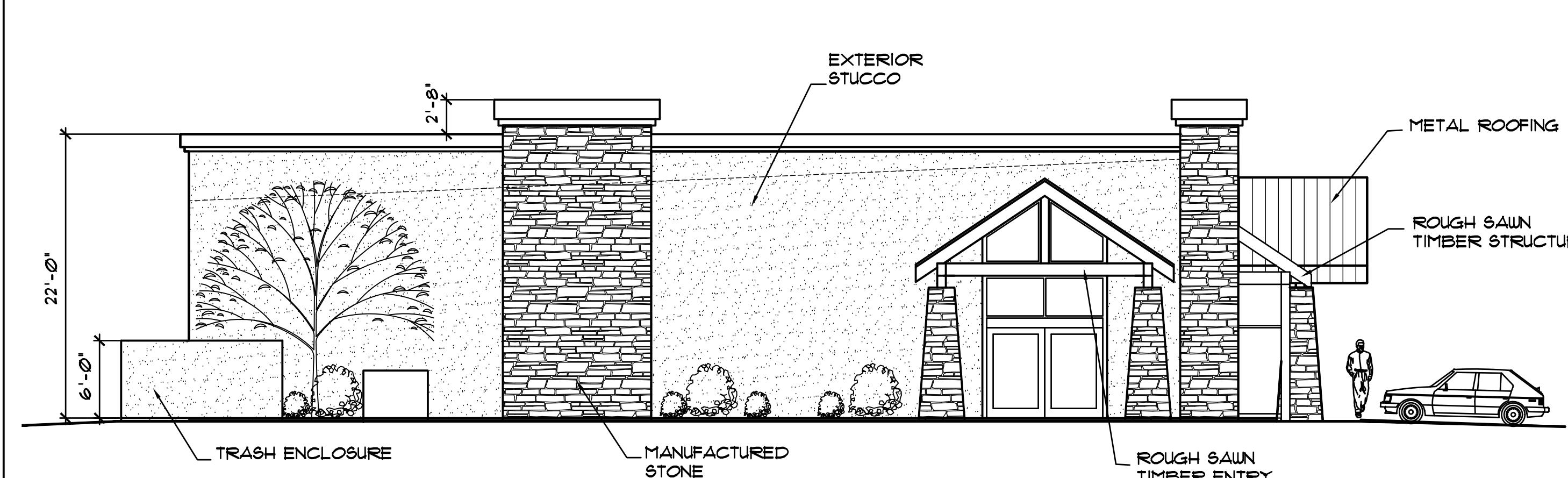
NORTH ELEVATION

1
A3 A3
SCALE 1/8"=1'-0"



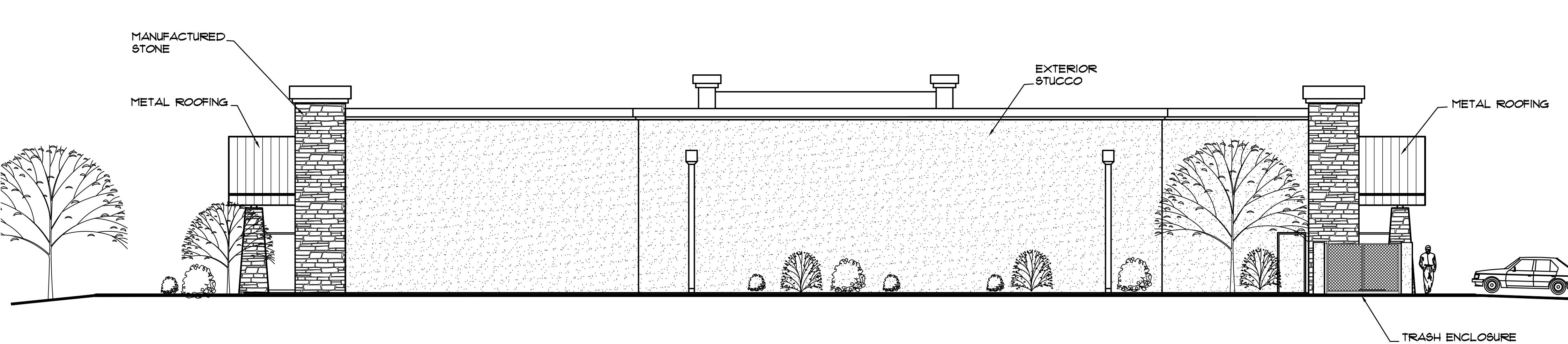
WEST ELEVATION

4
A3 A3
SCALE 1/8"=1'-0"



EAST ELEVATION

2
A3 A3
SCALE 1/8"=1'-0"



SOUTH ELEVATION

3
A3 A3
SCALE 1/8"=1'-0"

LUCKY STRIKE CASINO
FOR
WOODY'S ENTERTAINMENT INC.
SOUTH CARSON STREET, CARSON CITY, NEVADA

Date SEPTEMBER 10, 2010
Drawn By Full
Revisions _____
Sheet Number _____

A3

• Architect •
FRANK WOOD DUFF
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