

**STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF DECEMBER 17, 2019**

**FILE NO:** LU-2019-0070

**AGENDA ITEM:** E.4

**STAFF CONTACT:** Hope Sullivan, Planning Manager

**AGENDA TITLE:** For Possible Action: For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to expand an Automobile Service Station use and to use an alternative approach to meeting the Downtown Mixed-Use development standards on property zoned Downtown Mixed-Use (DTMU), located at 1112 North Carson Street, APN 001-178-06. (Hope Sullivan, hsullivan@carson.org)

**STAFF SUMMARY:** The applicant is seeking to expand an existing gas station with convenience store use onto the neighboring property where the former restaurant known as Adele's has been located. Specific proposed improvements are parking spaces, a trash enclosure, landscaping, and a bench. An Automobile Service Station with a convenience market as an accessory use is a Conditional Use in the Downtown Mixed Use zoning district, thus requiring a Special Use Permit. Also, as the applicant will not be meeting all of the design requirements of the Downtown Mixed Use zoning district, primarily because a building is not proposed, the design is considered an alternative approach to the design guidelines, requiring a Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.

**RECOMMENDED MOTION:** "I move to approve LU-2019-0070, based on the findings and subject to the conditions of approval contained in the staff report."

**VICINITY MAP:**



**RECOMMENDED CONDITIONS OF APPROVAL:**

1. The applicant must sign and return the Notice of Decision for conditions 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. A wall, similar to the wall in front of the Jackson's property south of the subject property, shall be installed for the length of the frontage, and turn westerly along the frontage of John Street for a distance of 10 feet. The wall shall be located on private property.
6. Plantings of trees and shrubs similar to the plantings that appear eastside of the wall along Carson Street in front of Jacksons shall be installed in a ten foot landscaped areas on the inside of the wall on the subject property.
7. Art is to be installed on the art monument, subject to review and approval by the Cultural Commission. The art is to be privately owned and maintained, but the public will have visual access to it. If the Cultural Commission does not find this to be an appropriate location for art, the area shall be landscaped.
8. The bench shall be the same specification as the other downtown benches.
9. Shrubs shall be installed on the west side of the trash enclosure.
10. The trash enclosure shall utilize the same stone veneer that is utilized on the Jackson's building.
11. The driveway on Curry Street may not exceed the 34 foot maximum width for light commercial traffic.
12. Curb ramps at the northwest and northeast corners must be upgraded to meet current ADA standards as shown in the submitted plans.
13. Water and sewer laterals must be abandoned at the main as shown in the submitted plans.
14. The lots must be merged into a single parcel prior to issuance of the construction permit.
15. The exposed aggregate sidewalk along John Street must be removed and replaced with a sidewalk meeting City standards.

16. To improve the health of the trees on John Street intended for preservation, the ivy must be removed, and dead wood pruned.
17. The proposed light fixtures are not approved. Alternative lighting fixtures consistent with 6.6.2 of the Development Standards must be submitted for review and approval by the Community Development Director prior to installation.

**LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits), CCMC 18.04.125 (Downtown Mixed-Use DT-MU); Development Standards Division 6 (Downtown Mixed-Use District)

**MASTER PLAN DESIGNATION:** Mixed-Use Commercial

**ZONING DISTRICT:** Downtown Mixed-Use District

**KEY ISSUES:** Will the proposed development of the expanded parking area to support an existing automobile service station with convenience store be compatible with the surrounding neighborhood, as well as consistent with the design standards for the Downtown Mixed-Use District?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: Downtown Mixed-Use and Retail Commercial / commercial use

EAST: Downtown Mixed-Use / commercial use

WEST: Downtown Mixed-Use / commercial use

SOUTH: Downtown Mixed-Use / automobile service station with convenience store

**ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: Zone X

EARTHQUAKE FAULT: within 500 feet

SLOPE/DRAINAGE: flat

**SITE DEVELOPMENT INFORMATION:**

LOT SIZE: 9,841 sqft

PROPOSED PARKING: 3 spaces on the subject lot

VARIANCES REQUESTED: None

**PREVIOUS REVIEWS:**

HRC-11-142: Sign modification and cooler.

MPR-19-089: Request to demolish the building and place a fuel canopy on the site.

MPR-19-161: Request to demolish the building and place two additional fuel dispensers for RVs and oversize fueling with their own canopy.

MISC-19-176: Request to demolish the building based on finding that it is not feasible to preserve or restore the structure, taking into consideration the economic feasibility of preserving or restoring the structure.

**DISCUSSION:**

The property to the south of the subject property is improved with an Automobile Service Station (no repair, convenience market accessory). The applicant is seeking to expand the use onto property to the north (the subject property) so as to improve on-site circulation. The subject property, as well as the property to the south of it, are zoned Downtown Mixed-Use. An Automobile Service Station (no repair, convenience market accessory) is a conditional use in the Downtown Mixed-Use zoning district, and may only be established, or expanded, upon approval of a Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.

Also, as the subject property is in the Downtown Mixed-Use zoning district, it is subject to the design standards of Division 6 of the Development Standards. Per CCMC 18.07.020, upon request by an applicant for a special use permit, the planning commission may approve an alternative approach that may be substituted in whole or in part for a plan not meeting one or more the development standards contained in Division 6. This approach is intended to provide flexibility to meet the development standards and shall apply in circumstances in which an alternative approach would provide a result that is equal to or superior to that which would be provided by the standards. The special use permit is not intended as a substitute for a variance when relief from a particular standard is desired. Economic considerations shall not be a basis for an alternative compliance.

The subject property is improved with a building constructed between 1875 and 1880, with a parking lot in the rear. Most recently, the site was occupied by Adele's Restaurant. There was a fire in March 2019, and the restaurant has been closed since. Based on information provided by the property owner, in October 2019, the Community Development Director authorized demolition of the building, consistent with CCMC 18.07.030, based on evidence that it is not feasible to preserve or restore the structure, taking into consideration the economic feasibility of preserving or restoring the structure, which was damaged by the fire. Per the approval, the demolition may only occur in conjunction with an approved building permit for the replacement development of the property. All applicable zoning approvals must be obtained for such development prior to approval of a building permit.

The property to the south is an Automobile Service Station (no repair, convenience market accessory), and the building and canopy were replaced early this year. The property to the south is seeking to expand so as to improve onsite circulation. Proposed improvements will consist of a trash enclosure, three parking spaces, an art monument, a bench, and landscaping.

**PUBLIC COMMENTS:** Public notices were mailed to 30 property owners within 300 feet of the subject site on November 26, 2019. As of the writing of this report, no formal comments have been received, although staff has received inquiries regarding the application. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on the submittal date to the Planning Division.

**OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:** The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Engineering Division:

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 and Standard Details including but not limited to the following:
- Curb ramps at the northwest and northeast corners must be upgraded to meet current ADA standards as shown in the submitted plans.
- The exposed aggregate sidewalk along John Street must be removed and replaced.
- The proposed driveway on Curry Street must meet the 34 foot maximum width for light commercial traffic.
- Water and sewer laterals must be abandoned at the main as shown in the submitted plans.

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 and proposed drive isles are sufficient to provide safe access and circulation if conditions are met.

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

The proposed project will decrease the impact to sewer and water infrastructure. The impact to storm drain infrastructure is negligible.

**C.C.M.C. 18.02.080 (5e) – Title 18 Standards**

Development Engineering has no comment on this finding.

**C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare**

The project meets engineering standards for health and safety.

**C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property**

Development Engineering has no comment on this finding.

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

The plans and reports provided were adequate for this analysis.

Fire Department: no comments

Parks, Recreation and Open Space: no comments

Health: No concerns with the project as submitted.

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) with the supplemental findings identified in 6.5.2 of the Development Standards as enumerated below and substantiated in the public record for the project.

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

The project site is designated Downtown Mixed-Use (DTMU). The purpose of the designation is to recognize downtown as the most intense activity center and the “heart” of the community. The DTMU designation is intended to allow for and encourage a broader mix of uses than exist today in Downtown, while respecting its historic context and creating an inviting, pedestrian-friendly environment.

The DTMU designation is provided specifically for the City’s historic Downtown area, with a series of smaller “character areas.” The subject property is in the Main Street Mixed-Use subarea. The purpose of the Main Street Mixed-Use Character Area is to provide opportunities for infill and redevelopment, while retaining the traditional “Main Street” character and scale of Carson Street. To support this objective, building heights will be limited along the Carson Street frontage and adjacent to the State Capitol Complex and other historic structures, but will be permitted to “step up” away from the street – providing for a broader range of development opportunities. Active uses, such as retail shops and restaurants, as well as urban residential units, are desired throughout the character area to promote a lively street environment and expanded hours of activity.

An automobile service station is a conditional use in this zoning district. The use is already established. However, the expansion of the use requires a special use permit. The subject property consists of a 9583 square foot lot. Staff finds that the expansion of the use will allow for an existing use to better function. Staff is concerned that the design of the site meet the requirements of the downtown mixed-use as closely as possible. Staff finds that if properly designed, the expansion can be an asset to the downtown.

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 expansion will consist of three parking spaces, a trash enclosure, a bench, a proposed art “monument,” and landscaping. Currently, the restaurant’s parking lot is in the rear of the lot, but the trash enclosure is not. To soften the visual impact on the trash enclosure, staff recommends that the stone veneer that is utilized on the building be utilized on the trash enclosure.

To insure that the development preserves the character and integrity of adjacent development, staff is recommending that the proposed seat wall extend along the entire Carson Street frontage, and then extend along John Street for a length of ten feet. A ten foot deep planter should be located inside the seat wall, with landscaping similar to the landscaping that exists along Carson Street on the east side of the seat wall in front of Jackson’s.

The plans call for an expanded driveway with a width of 46 feet on Curry Street. Per the City standards, the maximum driveway width for light commercial traffic is 34 feet. As the driveway opening will need to be reduced, staff recommends that the landscaping that currently exists behind the Jackson’s building be extended along Curry Street, where a six foot landscape strip is required.

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

Staff finds that the existing infrastructure and proposed drive isles are sufficient to provide safe access and circulation provided the curb ramps at the northwest and northeast corners are upgraded to meet ADA standards, the driveway width is reduced to 34 feet, and the sidewalk on John Street is repaired to meet City standards. The intention of the project is to improve on-site vehicular circulation.

**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 proposed project will decrease the impact to sewer and water infrastructure. The impact to storm drain infrastructure is negligible. The propose project will not overburden schools, police, or fire protection.

**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.***

Section 6.6 of the Development Standards provides for the general development standards and guidelines in the Downtown Mixed-Use District. These standards are as follows.

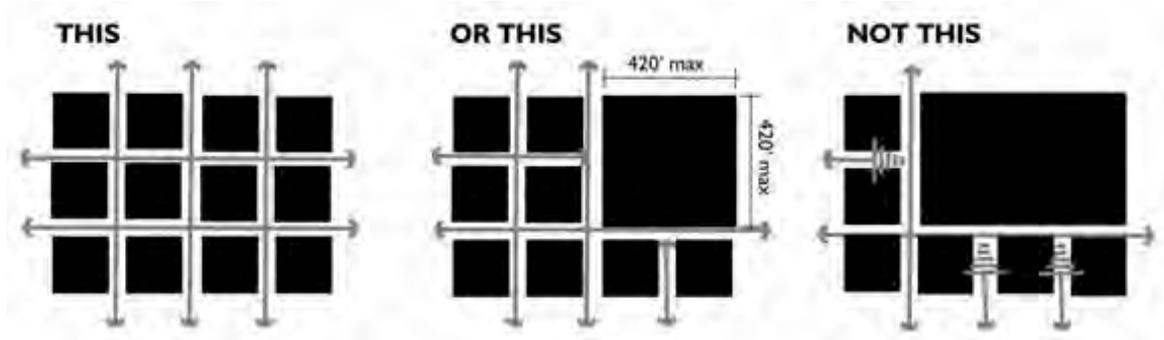
**6.6.1 *Vehicular and Pedestrian Connections.***

**1. *Intent.***

- a. *To maintain a well-defined pattern of urban blocks within downtown that provide frequent connections to adjacent neighborhoods and serve as a framework for a varied mix of uses.*
- b. *To maintain frequent pedestrian connections that reflect Carson City's traditional pattern of blocks while allowing for the incorporation of some larger developments and outdoor plazas that require the consolidation of 2 or more blocks, where appropriate.*

**2. *Block Size.***

- a. *To the maximum extent feasible, new development shall work within the framework of downtown's existing pattern of blocks to avoid interrupting the grid pattern, creating large "superblocks," and limiting access to adjacent neighborhoods.*
- b. *Maximum block lengths resulting from block consolidation shall be limited to 420 feet.*
- c. *Where block consolidation is proposed (by right-of-way abandonment), special consideration shall be given to vehicular circulation patterns, flood/drainage pathways, and view corridors to significant features in the area, such as the Capitol building and the mountains to the west.*



STAFF RESPONSE: The proposed development will not involve any modification to the shape or size of the block. The proposed project, as conditioned, will incorporate improvements to the sidewalk on John Street.

## 6.6.2 Lighting.

### 1. Intent.

- a. To encourage a safe, appealing, and pedestrian-friendly nighttime environment within downtown core.
- b. To promote the retention of the downtown core's unique nighttime character, as provided by its numerous lighted marques and animated lights.
- c. To ensure that new lighting is compatible with the established character of the downtown and the surrounding neighborhoods.

### 2. Exterior Lighting.

- a. Low-scale, decorative lighting shall be used to accent architectural details, building entries, or signs. Additional, pedestrian-scaled lighting shall be provided to illuminate sidewalks, enhancing security and extending hours of activity.
- b. All light sources shall be shielded to protect the city's dark skies and prevent spillover into adjacent residential neighborhoods and the city's downtown.
- c. Lighted marques and animated lighting, such as chase lights, exist in many locations within downtown and are reflective of the city's gaming traditions. Generally, this type of lighting should be limited to that which exists today; however, new lights may be approved by the director or designee on a project-by-project basis.
- d. Building façade accent lighting is limited to an upward angle of 45 degrees and must be focused on the building to minimize light trespass onto adjacent properties and into the sky.

3. Storefront Lighting. The incorporation of interior window lighting to highlight displays is strongly encouraged to provide off-hour interest along Carson Street.

4. Street Lights. All street lights, whether intended for pedestrian or auto-oriented purposes, shall be consistent with the city's downtown streetscape plan.

STAFF RESPONSE: The applicant proposes three lights along John Street. Staff finds the proposed lighting is not compatible with the established character of the downtown and the surrounding neighborhoods, and does not constitute the decorative lighting required in the

Development Standards. Staff has included a condition of approval advising that the proposed lighting fixtures are not approved, and that an alternative fixture consistent with Development Standards 6.6.2 should be proposed for review and approval by the Community Development Director.

### 6.6.3 Signage.

1. *Intent.*
  - a. *To encourage a diverse and visually interesting streetscape environment along Carson Street by allowing a variety of types of business signage, as traditionally found; and*
  - b. *To ensure that signage is compatible with the pedestrian-oriented scale of downtown.*
2. *General.*
  - a. *All standards contained in this subsection shall be applied in addition to signage regulations contained in Division 4 of the city's development standards.*
  - b. *If a conflict between the two articles appears to exist, the standards contained in this article shall take precedence.*
3. *Materials. Signs shall be constructed of durable, low-maintenance materials that complement the design and character of the building they serve.*
4. *Preferred Signage Types.*
  - a. *The use of hanging signs is encouraged for non-gaming uses to reinforce the pedestrian-oriented scale of downtown. Hanging signs and other sign types attached to the front of buildings are permitted to project into the public right-of-way, over the sidewalk, subject to the issuance of an encroachment permit. Hanging signs shall not:*
    - (1) *Exceed 24 inches in height and 3 feet in length; or*
    - (2) *Be located where less than 8 feet of clear height can be provided above the sidewalk from the overhang or awning from which they are suspended.*
  - b. *The creative use of symbols or other images indicative of the use contained within the building in the design of signs is strongly encouraged.*
  - c. *The use of permanent window signs is encouraged for non-gaming uses to reinforce the pedestrian-oriented scale of downtown. Window signs shall not exceed 10 percent of the window area.*
5. *Neighborhood Transition Character Area. The following standards shall be applicable within the neighborhood transition character area only.*
  - a. *The maximum freestanding sign height shall be 6 feet.*
  - b. *Signs shall be designed to reflect the more residential scale and appearance of the neighborhood transition character area.*
6. *Wayfinding Signage. All on-site wayfinding signage shall be consistent with the city's wayfinding signage design standards.*
7. *A-Frame Signs ("Sandwich-Board" Signs).*
  - a. *One A-Frame sign is permitted per business per street frontage.*
  - b. *Sign must be placed against the building the business operates from or within the*

*landscaped area between the sidewalk and the street.*

- c. A minimum of 6 feet of unobstructed sidewalk clearance must be maintained.*
- d. Signs must be professionally manufactured and shall not exceed 32 inches in width and 36 inches in height. However, chalkboard frames with erasable letters are also appropriate.*
- e. All signs shall be in good repair and neatly painted. No attachments to signs are permitted.*
- f. Signs shall not be displayed during non-business hours.*
- g. No sign shall be located where it obstructs the line of sight for passing motorists.*

STAFF RESPONSE: The proposed expansion does not involve any additional signage.

#### *6.6.4 Sustainable Design and Construction.*

- 1. Intent.*
  - a. To encourage the use of sustainable building materials and construction techniques in downtown projects, through programs such as the US Green Building Council's LEED (Leadership in Energy Efficiency and Design) program;*
  - b. To encourage the use of new and emerging technologies that lead to increased energy conservation for downtown uses; and*
  - c. To establish downtown Carson City as a leader in the incorporation of innovative and sustainable design and construction techniques.*
- 2. LEED (Leadership in Energy and Environmental Design). All new residential, commercial, and mixed-use buildings are required to meet basic LEED green building rating system criteria and are required to submit a LEED scorecard as part of the design review process.*

STAFF RESPONSE: The proposed development is limited to site work and construction of a trash enclosure. The proposed development does not will not involve a building.

#### *6.6.4 Outdoor Gathering Spaces and Community Amenities.*

- 1. Intent.*
  - a. To establish a series of safe and inviting outdoor gathering spaces where downtown residents, employees, and visitors may gather, interact, rest, shop, and eat.*
  - b. To create an attractive public realm and vibrant pedestrian environment within downtown's most urban character areas.*
  - c. To encourage the incorporation of public art, urban recreation spaces, and other community amenities into the design of outdoor gathering space.*
- 2. Improvements in Public Space. Public and private improvements on any city-owned property within the DT-MU district, including without limitation streets, sidewalks, curbs, landscaping and outdoor gathering and urban recreation spaces must conform to the design standards in this chapter and to the city's downtown streetscape plan, as applicable.*
- 3. Provision of On-Site Amenities.*

- a. *Development on sites 50,000 square feet or less shall incorporate at least one of the following on-site outdoor gathering spaces or community amenities, and developments on sites larger than 50,000 square feet shall incorporate at least two of the following outdoor gathering spaces or community amenities and one additional amenity for each 25,000 square feet above 50,000 square feet of area, as highly-visible, easily-accessible, focal points:*
    - (1) *Patio or plaza with a minimum depth and width of 10-feet, and a minimum total area of 150 square feet.*
    - (2) *Landscaped mini-parks or squares provided such park or green has a minimum depth and width of 10-feet and a minimum total area of 250 square feet.*
    - (3) *Protected pedestrian walkways; arcades; recessed corner entries with a minimum area of 100 square feet; or easily identifiable building pass-throughs containing window displays and intended for general public access.*
    - (4) *Outdoor public art, as approved by the city, in an area that is:*
      - (i) *Visible from an adjacent public sidewalk or street, and*
      - (ii) *Easily accessed for viewing by pedestrians (e.g., a sculpture mounted to an exterior building wall).*
    - (5) *Similar feature as approved by the director or designee.*
  - b. *Outdoor gathering spaces provided in accordance with the above standard shall incorporate a variety of pedestrian amenities to promote regular use. Pedestrian amenities may include, but are not limited to, seating, lighting, special paving, landscaping, food and flower vendors, artwork, and/or special urban recreational features.*
4. *Buildings Adjacent to Outdoor Gathering Spaces/Community Amenities. To ensure the visibility and security of outdoor gathering spaces and community amenities, buildings located adjacent to an existing or planned pedestrian plaza, patio, or urban park shall provide at least two of the following elements along the building wall abutting the outdoor gathering space or community amenities:*
    - a. *A building entry;*
    - b. *Windows meeting the street frontage standards facing onto the outdoor amenity;*
    - c. *Arcades along the edges of the outdoor amenity;*
    - d. *Outdoor seating areas or cafes; or*
    - e. *A similar feature that the director finds will, to at least the equivalent degree; bolster security and encourage pedestrian use of the outdoor amenity.*
  5. *Outdoor Decks and Balconies. Decks and balconies may project into the public right-of-way, over sidewalk areas, subject to the issuance of an encroachment permit.*

STAFF RESPONSE: The applicant proposed a bench and an art monument. The bench is consistent with these guidelines, and must match the other downtown benches. The art monument is essentially a base that art can be placed on. Staff recommends that the applicant propose art to the City's Cultural Commission for its review and approval. If the Cultural Commission does not find this to be a desirable place for art, the monument shall not be installed, and the area shall be landscaped. Any art shall be privately owned and maintained, but the public will have visual access to the work. Staff would note that this property is the

northern boundary of the downtown area, thus a piece of art could be a gateway monument of sorts.

6.6.5 *Parking.*

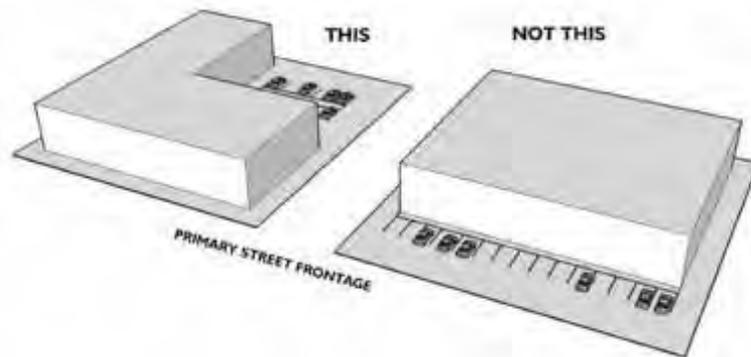
1. *Intent.*
  - a. *To encourage the redevelopment of smaller sites and the preservation and adaptive reuse of historic structures in downtown by providing a more flexible approach to parking;*
  - b. *To minimize the visual and physical impact of surface parking lots on the downtown pedestrian environment;*
  - c. *To reduce the predominance of single-purpose, surface parking lots in downtown; and*
  - d. *To make efficient use of available on-street parking.*
2. *Minimum Required On-Site Parking.*

Type of Use	Minimum # of on-site Parking Spaces Required
<b>Commercial/Retail/Office Uses *</b>	
<i>Existing building</i>	<i>No additional parking is required for a change of use in an existing building, even where the existing parking may be nonconforming. Additional parking must be provided in accordance with these standards for any building addition area that adds new habitable or leasable floor area. Amount of additional parking to be provided shall be calculated based upon new square footage only.</i>

3. *Fee-In-Lieu.* Applicants may make an in-lieu payment (as defined within the Carson City downtown parking strategy) for construction, maintenance and operation of public off-street parking or on-street parking instead of providing the full number of off-street parking spaces as required above. The portion of required parking eligible for an in-lieu payment shall vary according to the type of use and the size of the development as follows:

Type of Use	Percentage of Required Off-street Parking spaces eligible for in-lieu payment
<b>Commercial/Retail/Office Uses</b>	
<i>Existing building</i>	<i>Up to 100-percent of additional parking required in conjunction with a building addition area that adds new habitable or leasable floor area.</i>

4. *Shared Parking.* The amount of off-street parking required may be reduced by an amount determined through a parking demand study establishing that sufficient parking is or can be met by the subject uses through shared parking. The parking demand study shall provide information and evidence about the anticipated parking demand at peak times during the day and the distance relationship between available shared parking spaces and the specific uses served.
5. *Tandem Parking.* Required parking for residents of residential developments may be provided in the form of tandem parking when at least one space is within an enclosed garage or parking structure.

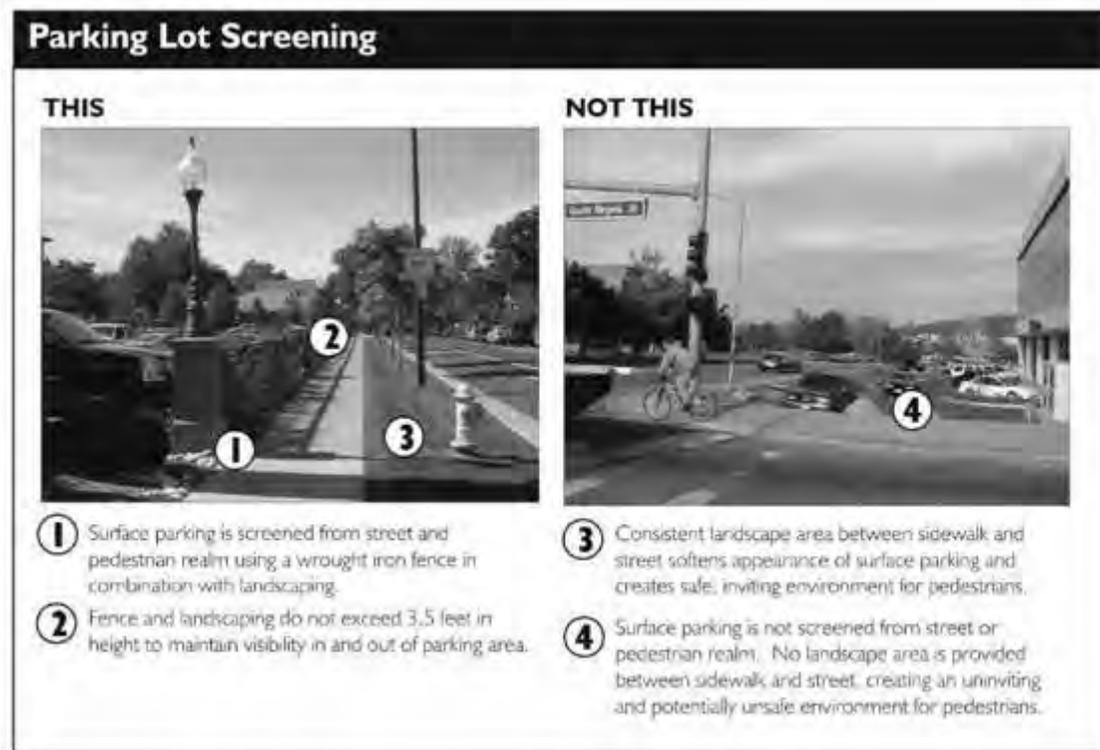


6. *Parking Location. Surface parking shall be located behind and/or to the side of buildings. Surface parking will not be permitted between the building and the primary street frontage.*

STAFF RESPONSE: The proposed development will place parking adjacent to the building and not along the street frontage.

#### 6.6.6 *Landscaping and Screening.*

1. *Intent.*
  - a. *To create a more attractive, inviting, streetscape environment within downtown;*
  - b. *To reduce the visual prominence of surface parking within downtown; and*
  - c. *To reinforce the more urban character of the downtown streetscape through the use of less space-intensive, structural screening methods.*
2. *Parking Lot Screening.*
  - a. *All surface parking lots visible from the public right-of-way shall be screened using one of the following methods, unless otherwise noted in (c), below:*
    - (1) *A low masonry wall in combination with landscaping; or*
    - (2) *A wrought iron or other ornamental fence in combination with landscaping.*
  - b. *To satisfy the above standard:*
    - (1) *Landscaping shall be planted between the wall and the public right-of-way, sidewalk, or boundary; and*
    - (2) *Walls, fences, and landscaping shall not exceed 3.5 feet in height to adequately screen most car headlights while maintaining clear visibility into and out of the parking lot.*
  - c. *Developments of less than 10,000 square feet, or that involve the renovation of an existing building may use an ornamental fence or wall as a standalone screening mechanism to meet the surface parking screening requirement above to maximize available space.*



STAFF RESPONSE: The staff has recommended a low masonry wall of the same design as the seat walls currently used on the site be installed along the entire frontage of Carson Street, and extending ten feet along John Street. The wall should be on private property, with a ten foot deep planting area behind the wall. Plantings should be consistent with the plantings in front of Jacksons on the east side of the wall along Carson Street. With this condition, staff finds that the design standard will be met.

3. *Trash Collection Areas.*

- a. *Trash enclosure area shall be provided or available to serve any new development or building expansion. Unscreened storage of trash receptacles is prohibited.*
- b. *Trash collection areas shall be screened from public rights-of-way and adjacent uses through the use of a 6-foot masonry wall enclosure and gate.*
- c. *Trash enclosures should be compatible with the architectural character of the building they serve and should incorporate similar materials and colors.*

STAFF RESPONSE: Staff is recommending a condition of approval that the trash enclosure utilize the same stone veneer as the building so as to create consistency with this requirement.

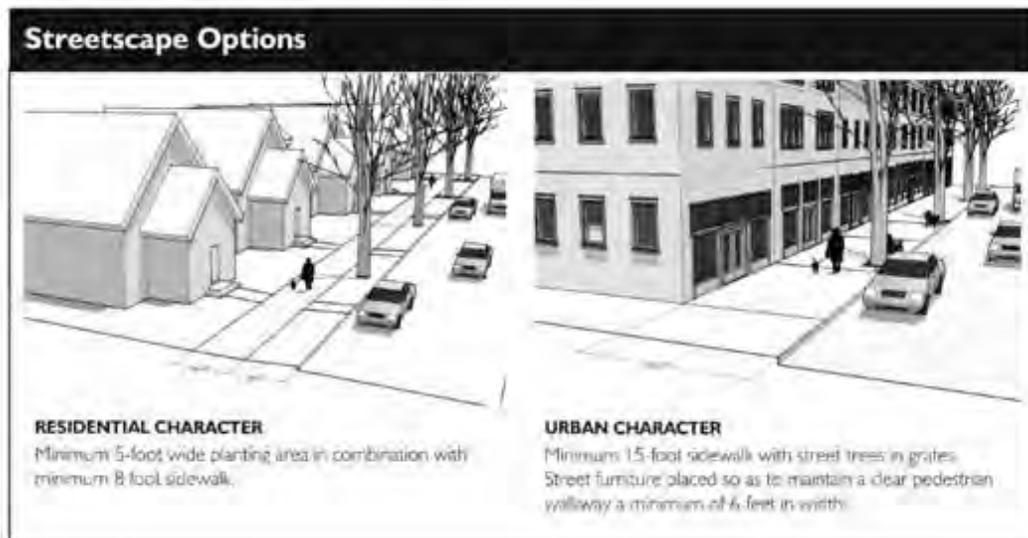
6.6.7 *Streetscape.*

1. *Intent.*

- a. *To create a safe, inviting streetscape environment for pedestrians in downtown;*
- b. *To ensure that streetscape enhancements provided by infill and redevelopment projects*

are consistent with the city's downtown streetscape plan, and the surrounding development context, as applicable.

2. **Downtown Streetscape Plan.** Streetscape treatments (including street furniture) for all developments shall be provided in accordance with the city's downtown streetscape plan, as applicable.
3. **Streetscape.**
  - a. Prior to the completion of the city's downtown streetscape plan, and for all other properties not addressed within the completed downtown streetscape plan, streetscape shall be provided along all street frontages as follows:
    - (1). **Residential Character:** Minimum 5 foot-wide planter area in combination with minimum 8 foot sidewalk; or
    - (2) **Urban Character:** Minimum 15-foot sidewalk with street trees in grates.
  - b. Where angled, on-street parking currently exists or is specified within the city's downtown streetscape plan and the above configurations are not feasible, alternative streetscape configurations may be approved by the director.
  - c. Street furniture shall be placed so as to maintain a clear pedestrian walkway that is a minimum of 6 feet in width. Street furniture includes benches, trash receptacles, outdoor dining areas, and other pedestrian amenities.



4. **Clear Zone.** A clear zone of a minimum of 6-feet in width that is unobstructed by any permanent or nonpermanent street furniture, outdoor merchandise displays, benches, trash receptacles, outdoor dining areas, and other pedestrian amenities must be maintained.
5. **Outdoor Merchandise Displays.**
  - a. Each business shall be limited to one outdoor merchandise display. Outdoor merchandise displays may include:
    - (1) A single display table a maximum of 3 feet wide and 6 feet in length;
    - (2) A mannequin used to display clothing or other merchandise sold within the store;
    - (3) A grouping of furniture or other merchandise sold within the store that occupies a

*portion of the sidewalk not more than 3 feet in width and 6 feet in length; or*

*(4) Similar display as approved by the director.*

- b. Outdoor merchandise displays must be placed against the building the business operates from or within the landscaped area between the sidewalk and the street.*
- c. Outdoor merchandise displays shall be in compliance with clear zone provisions, as specified in subsection 6.6.7(4), of this section.*
- d. Outdoor merchandise displays shall not be displayed during non-business hours.*
- e. No outdoor merchandise display shall be located where it obstructs the line of sight for passing motorists.*

STAFF RESPONSE: The proposed development, as conditioned, will incorporate a wall consistent with walls found in the downtown, a landscape palette consistent with the landscaping in the downtown, and a bench consistent with the bench furniture found in the downtown. No merchandise display is proposed in the expanded area.

#### *6.6.9 Street and Sidewalk Vending.*

##### *1. Intent.*

- a. To establish a set of baseline standards for the regulation of street vendor carts within downtown to ensure that they complement existing retail businesses, are compatible with the character of downtown, and expand the range of services available to downtown workers, visitors, and residents; and*
- b. To establish a framework for the long-term development of a formal street and sidewalk vending program to enliven the Downtown streetscape.*

*2. Vendor Carts. Street vendors are permitted in the DT-MU district only after approval by the redevelopment advisory citizens committee. Street vendors should have a positive impact upon the downtown, as determined by an evaluation of the application against all relevant provisions of this title. The following minimum standards shall apply for all such requests:*

- a. Street vendors shall be approved at a specific, permanent location;*
- b. Carts used for street vending shall be on wheels and shall not be larger than 3 feet by 5 feet;*
- c. Only consumable products may be sold from a street vendor cart;*
- d. If located within a city or State right-of-way, encroachment permits and liability insurance shall be required;*
- e. If adjacent to or in front of a business not their own, the street vendor cart operator shall be responsible for obtaining permission of the affected business and property owner and shall submit evidence of such permission;*
- f. If adjacent to or in front of a property listed in the Carson City historic district, review, approval, and compliance with conditions of the HRC shall be required;*
- g. Electrical and gas services require review and approval of the building and engineering divisions and the fire department;*
- h. Approval of the health department is required for all food vendors.*

3. *Vending Review Board. The redevelopment advisory citizens committee shall serve as the vending review board to review all applications for street vending.*

STAFF RESPONSE: No street vendors or vendor carts are proposed.

#### 6.6.10 *Building Design and Character.*

1. *Intent.*
  - a. *Allow for the incorporation of a variety of architectural styles while ensuring that infill and redevelopment relates to the historic traditions of downtown Carson City and its surrounding neighborhoods in terms of its basic form, composition of building elements, and quality of materials;*
  - b. *Establish a high quality appearance for downtown infill and redevelopment through the incorporation of architectural detailing, façade articulation, and other features designed to provide a more distinct character and pedestrian scale;*
  - c. *Ensure that infill and redevelopment contributes towards the vision set forth for downtown by the city's master plan.*
2. *Materials. Primary building materials shall be durable and project an image of permanence typical of downtown's traditional masonry storefronts and public buildings. Appropriate materials include, but are not limited to brick, stone, or other masonry products, steel, stucco, cast concrete, split face block, composite siding, or comparable material approved by the director.*
3. *Four-Sided Design.*
  - a. *All building facades shall be designed with a similar level of design detail. Blank walls void of architectural detailing shall not be permitted.*
  - b. *Exceptions from the above standard may be granted for those areas of the building envelope that the applicant can demonstrate are not visible from adjacent development and streets.*
  - c. *Entrance locations should be placed with consideration of business-to-business pedestrian access and the relation to pedestrian crossings for safety.*
4. *Street Level Interest/Transparency.*
  - a. *A minimum percentage of the total area of each ground floor building façade which faces a street, plaza, park, or other public space, shall be comprised of transparent window openings to allow views of interior spaces and merchandise, to enhance the safety of public spaces by providing direct visibility to the street, and to create a more inviting environment for pedestrians. Minimum percentages vary according to character area and use as follows:*
    - (1) *Main Street Mixed-Use Character Area: 50 percent minimum.*
    - (2) *Urban Mixed-Use Character Area:*
      - (a) *Non-Residential Uses: 50 percent minimum;*
      - (b) *Residential Uses: 35 percent minimum.*
    - (3) *Neighborhood Transition Character Area:*
      - (a) *Non-Residential Uses: 40 percent minimum;*

- (b) *Residential Uses: 30 percent minimum.*
- b. *For the purposes of the above standard, all percentages shall be measured using elevation views of the building plan and "ground floor" shall be measured from floor plate to floor plate.*
- c. *The following standards shall apply to all ground floor windows:*
- (1) *Non-residential Uses. Glazing on all ground floor windows shall be transparent;*
  - (2) *Residential Uses. Glazing on ground floor windows shall be transparent to allow views into common hallways, foyers, or entryways, but may be translucent or opaque when necessary to protect the privacy of ground-floor spaces used for dwelling purposes;*
  - (3) *Black or mirrored glass is prohibited.*
5. *Primary Building Entrances. Primary building entrances shall be clearly distinguished through the use of one or more of the following architectural features:*
- a. *Covered walkways or arcades;*
  - b. *Awnings, canopies, or porches; and/or*
  - c. *Projected or recessed building mass.*
6. *Parking Structures.*
- a. *Facades of single-use parking structures (e.g., no retail or residential) shall be articulated through the use of 3 or more of the following architectural features;*
    - (1) *Windows or window shaped openings;*
    - (2) *Masonry columns;*
    - (3) *Decorative wall insets or projections;*
    - (4) *Awnings;*
    - (5) *Changes in color or texture of materials;*
    - (6) *Approved public art;*
    - (7) *Integrated landscape planters; or*
    - (8) *Other features as approved by the director or designee.*
  - b. *Openings in parking structures shall be designed to screen views of parked cars from surrounding properties through the use of architectural screens or similar features.*
7. *Residential Garage Location and Design.*
- a. *Where lot configurations permit, residential garages shall be located in the rear yard and accessed from the alley or a narrow drive from the street, as traditionally found in downtown's residential neighborhoods.*
  - b. *Attached front-loading garages shall be recessed behind the front façade of the home a minimum of 10 feet.*
8. *Screening of Utility/Mechanical Equipment.*
- a. *Roof mounted mechanical equipment shall be screened from public rights-of-way*

*and adjacent properties through the use of parapet walls, equipment wells, architectural screens, or similar features that may be integrated into the overall design of the building.*

- b. All equipment shall be located below the highest vertical element of the building.*
- c. Wall-mounted air conditioning units shall be integrated into the design of the building and/or screened.*

STAFF RESPONSE: The proposed development does not include a building.

#### 6.6.11 *Guidelines for the Renovation and Restoration of Existing Structures.*

##### 1. *Intent.*

- a. To promote the preservation of existing downtown buildings that have historic characteristics, although they are not included as part of the historic district.*
- b. To promote and establish appropriate procedures for the cleaning, renovation, and restoration of original downtown storefronts that have been substantially altered and obscured during previous remodeling efforts.*

##### 2. *Inappropriate Alterations.*

- a. Remodeling with unauthentic false historical details, trims, and moldings creates a confusing historical context for the community and should be avoided.*
- b. The use of light gauge metal, steel panels, or other materials to make two or more storefronts appear to be a single, larger structure should be avoided. If panels are already in place, upper story windows, storefronts, doors, cornices, and other trim materials which were removed to accommodate the panels should be researched and replaced during the rehabilitation process.*
- c. Upper story doors and windows and street-level storefronts that have been previously covered, sealed, or filled in should be restored to their original proportions and appearance during the rehabilitation process.*
- d. Transom windows which were covered over when suspended acoustical tiled ceilings were installed, or for other reasons, should be uncovered during the rehabilitation process.*

##### 3. *Cleaning.*

- a. Abrasive cleaning techniques such as sandblasting should be avoided on the exterior of downtown buildings. Such cleaning methods cut into the building's materials, causing irreversible damage.*
- b. Sandblasted buildings that have not severely deteriorated should be painted to slow the process. Care must be taken to avoid varnishes, enamels, polyurethane sealants and other products impervious to moisture penetration. Sealants will lock moisture inside the masonry and prevent evaporation ultimately causing severe moisture damage.*
- c. As an alternative to abrasive cleaning techniques, the following techniques should be considered:*
  - (1) A gentle water wash in combination with a natural bristle brush used to gently*

*scrub the surface of the building. If necessary, a mild detergent can be used, but must be thoroughly rinsed.*

*(a) For heavy grime or layers of paint, a chemical cleaner may be necessary. Alkaline or acidic cleaners are available; however, chemical cleaning should always be done by experienced professionals.*

*(b) A steam cleaning process may also be appropriate for certain building materials.*

*d. Whether water, steam, or chemical cleaner is used, always clean a test patch area first to judge the reaction, or consult a professional in the field. A list of local professionals is available at the planning division.*

*e. All debris and cleaning materials should be contained on site and not allowed to flow into the storm drain system.*

#### *4. Repair, Removal, and Replacement.*

*a. Removal of materials or structures including oversized signs, windows or door coverings, or metal slipcovers should not take place until the following steps are followed:*

*(1) Inventory and photograph or draw accurate elevations of the elements to be removed;*

*(2) Examine each element and determine how it is attached and anchored to the building. If possible, remove a small portion of a slipcover to determine how the rest is anchored;*

*(3) Create a plan for repair of original material that was damaged when alterations were made; drilled holes for anchor bolts, lost or damaged decorative elements, accumulated dirt and rust stains are the most common types of damage.*

*b. If a decorative element such as a cornice or trim around a window was removed or altered to accommodate earlier renovation efforts, it may require replication by a skilled artisan or replacement with a simpler element. Catalogs of companies that specialize in replicating historic building architectural details are available from the planning division.*

*c. If the original element is lost and no photo documentation is present, it is recommended that the element be substituted with a more conservative design element.*

*d. Materials used to renovate existing buildings should be of a texture, scale, and color that are compatible with the original primary building material. Replacement parts should be selected so as to blend in with existing ones; rather than calling attention to themselves.*

*e. Native stone and masonry should be retained on existing buildings when possible.*

*f. Missing or damaged architectural features that are to be replaced should blend with the building fabric and duplicate the old or match it as closely as possible. However, these new materials should not be antiqued or made to look old when they are not.*

*g. Retention of original historic building elements is encouraged over replacement. When replacement is required, attention should be given to matching the building's original window treatment as closely as possible.*

STAFF RESPONSE: The proposed development does not include the restoration or renovation of an existing structure. The property owner has obtained permission to demolish the existing building subject to approval of a new development plan.

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

The project will not be detrimental to the public health, safety, convenience, or welfare. The intent of the project is to improve on site circulation for an automobile service station and convenience store. This is the expansion of an existing use.

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

The project will not result in material damage or prejudice to other properties within the vicinity. The project consists of the expansion of an existing use so as to improve onsite circulations.

**Supplemental findings**

Development Standards 6.5.2 requires that in addition to the findings listed in Section 18.02.080 of this code, the following three supplement findings must be found in the affirmative for the proposed conditional use.

**1. *Is consistent and compatible with the character and intent for the downtown character area in which it is proposed;***

The use is established and currently operates in the downtown. The request is for an expansion to accommodate on-site vehicular circulation. The design, as proposed to be conditioned, will meet the Downtown Mixed-Use design standards with the exception of standards related to buildings as there is no building.

**2. *Incorporates or can be incorporated as part of a broader mix of uses to support an active "people-oriented" environment within the downtown character area; and***

As conditioned, the use will improve sidewalks along John Street, as well as include pedestrian access on the north side of the building from Curry Street. The wall and plantings along the Carson Street frontage are intended to maintain a pedestrian scale along Carson Street. The art will serve as a gateway feature into the downtown.

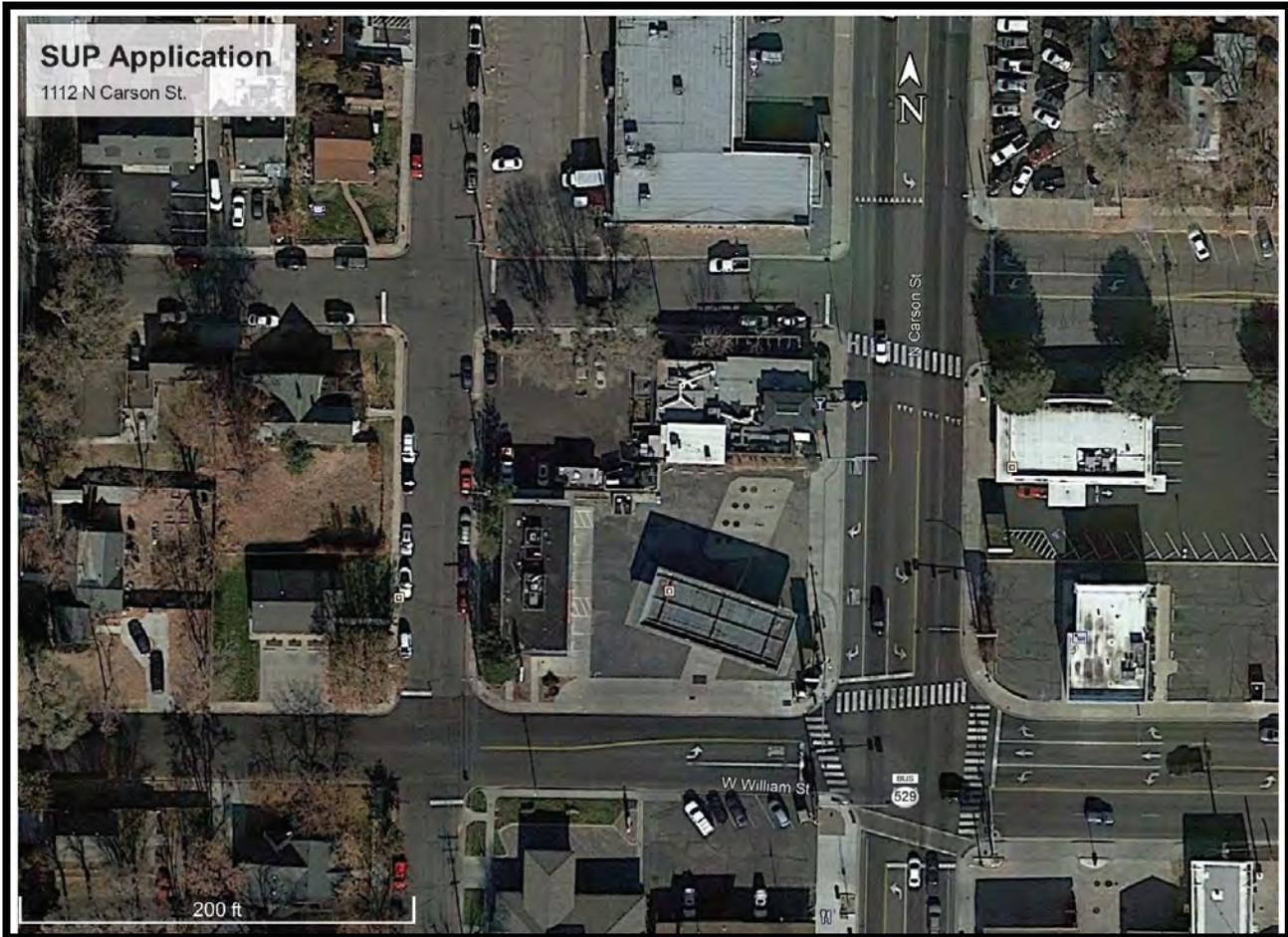
**3. *Can be integrated into the more urban development pattern in a manner that is consistent with master plan policies for downtown.***

The subject request is intended to accommodate the expansion of existing use in the downtown. As conditioned, the expansion will incorporate the Downtown Mixed-Use Development Standards, thus creating an attractive addition to the downtown area. Pedestrian connections to the area to the west are incorporated into the design, and improvements to the sidewalk along John Street are also proposed.

Attachments:

Application (LU-2019-0070) w/ lighting locations and specifications

# SPECIAL USE PERMIT APPLICATION SUBMITTAL PACKET



**PROPERTY INFORMATION/SUBJECT PROPERTIES:**

**OWNER:** JACKSONS FOOD STORES, INC  
**APN:** 001-178-15  
**PHYSICAL ADDRESS:** 1102 N. CARSON STREET  
 CARSON CITY, NV

**OWNER:** 1112 NORTH CARSON, LLC  
**APN:** 001-178-06  
**PHYSICAL ADDRESS:** 1112 N. CARSON STREET  
 CARSON CITY, NV

**SITE INFORMATION:**

**OWNER:** 1112 NORTH CARSON, LLC  
**ADDRESS:** 1112 N. CARSON STREET  
 CARSON CITY, NV  
**APN:** 001-178-06  
**ZONING:** DT-MU  
**PROPERTY AREA:** 0.22

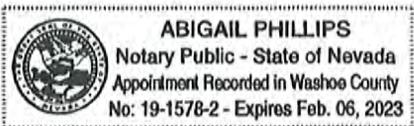
**APPLICANT INFORMATION:**

**APPLICANT:** JACKSONS FOOD STORES INC.  
**PHONE:** (208) 888-6061  
**ADDRESS:** 3450 E. COMMERCIAL COURT  
 MERIDIAN, ID 83642  
**CONTACT:** SCOTT STOM  
**EMAIL:** [SCOTT.STOM@JACKSONS.COM](mailto:SCOTT.STOM@JACKSONS.COM)

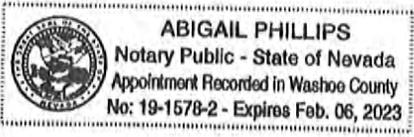
**APPLICANT AGENT INFORMATION:**

**AGENT:** FRANK LEPORI CONSTRUCTION  
**PHONE:** (775) 337-2063  
**ADDRESS:** 1580 HYMER AVENUE, SUITE 100  
 SPARKS, NV 89431  
**CONTACT:** DOM GONZALES  
**EMAIL:** [DOMINIC@LEPORICONSTRUCTION.COM](mailto:DOMINIC@LEPORICONSTRUCTION.COM)

<b>Carson City Planning Division</b> 108 E. Proctor Street • Carson City NV 89701 Phone: (775) 887-2180 • E-mail: <a href="mailto:planning@carson.org">planning@carson.org</a>		<b>FOR OFFICE USE ONLY:</b> CCMC 18.02.080 <b>SPECIAL USE PERMIT</b>	
<b>FILE # SUP - -</b>		<b>FEE*:</b> \$2,450.00 MAJOR \$2,200.00 MINOR (Residential zoning districts) + noticing fee *Due after application is deemed complete by staff	
<b>APPLICANT</b> PHONE # JACKSONS FOOD STORES INC (208) 888-6061		<input type="checkbox"/> <b>SUBMITTAL PACKET</b> – 4 Complete Packets (1 Unbound Original and 3 Copies) including:	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 3450 E COMMERCIAL COURT, MERIDIAN, ID 83642		<input type="checkbox"/> Application Form <input type="checkbox"/> Detailed Written Project Description <input type="checkbox"/> Site Plan <input type="checkbox"/> Building Elevation Drawings and Floor Plans <input type="checkbox"/> Special Use Permit Findings <input type="checkbox"/> Master Plan Policy Checklist <input type="checkbox"/> Applicant's Acknowledgment Statement <input type="checkbox"/> Documentation of Taxes Paid-to-Date <input type="checkbox"/> Project Impact Reports (Engineering)	
<b>EMAIL ADDRESS</b> Scott.Stom@Jacksons.com		<input type="checkbox"/> <b>CD or USB DRIVE</b> with complete application in PDF	
<b>PROPERTY OWNER</b> PHONE # 1112 NORTH CARSON LLC		<b>Application Received and Reviewed By:</b> _____	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 1112 N CARSON ST., CARSON CITY, NV 89701		<b>Submittal Deadline:</b> Planning Commission application submittal <u>schedule</u> .	
<b>EMAIL ADDRESS</b>		<b>Note:</b> Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.	
<b>APPLICANT AGENT/REPRESENTATIVE</b> PHONE # DOM GONZALES, FRANK LEPORI CONSTRUCTION (775)337-2053		<b>Application Received and Reviewed By:</b> _____	
<b>MAILING ADDRESS, CITY STATE, ZIP</b> 1580 HYMER AVE., SUITE 100, SPARKS, NV 89431		<b>Submittal Deadline:</b> Planning Commission application submittal <u>schedule</u> .	
<b>EMAIL ADDRESS</b> Dominic@leporiconstruction.com		<b>Note:</b> Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.	
<b>Project's Assessor Parcel Number(s):</b> 001-178-06		<b>Street Address</b> 1112 NORTH CARSON STREET	
<b>Project's Master Plan Designation</b> COMMUNITY/REGIONAL COMMERCIAL		<b>Project's Current Zoning</b> DOWNTOWN/MIXED USE (DT-MU)	
		<b>Nearest Major Cross Street(s)</b> NORTH CARSON STREET/JOHN STREET	
Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. Project includes the complete demolition and removal of existing restaurant (~4,490 SF) to expand new Extra Mile (Jacksons) convenience store site to include additional parking stalls, traffic circulation area for increased maneuverability around new fueling, and new landscaping and sidewalks for pedestrian access.			
<b>PROPERTY OWNER'S AFFIDAVIT</b> I, <u>Karen L Almond</u> , being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of and I agree to the filing of this application.			
Signature <u>Karen L Almond</u>		Address <u>3866 Westwood Dr, Carson City, NV 89703</u>	
		Date <u>11/6/19</u>	
Use additional page(s) if necessary for additional owners.			
STATE OF NEVADA } COUNTY <u>Carson City</u> } On <u>November 6th, 2019</u> , <u>Karen L Almond</u> , 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.			
Notary Public <u>Abigail Phillips</u>			
<b>NOTE:</b> 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.			



<b>Carson City Planning Division</b> 108 E. Proctor Street • Carson City NV 89701 Phone: (775) 887-2180 • E-mail: <a href="mailto:planning@carson.org">planning@carson.org</a>		<b>FOR OFFICE USE ONLY:</b> CCMC 18.02.08D	
<b>FILE # SUP - -</b>		<b>SPECIAL USE PERMIT</b>	
<b>APPLICANT</b> PHONE # JACKSONS FOOD STORES INC (208) 888-6061		<b>FEE*:</b> \$2,450.00 MAJOR \$2,200.00 MINOR (Residential zoning districts) + noticing fee *Due after application is deemed complete by staff  <input type="checkbox"/> <b>SUBMITTAL PACKET</b> – 4 Complete Packets (1 Unbound Original and 3 Copies) including: <input type="checkbox"/> Application Form <input type="checkbox"/> Detailed Written Project Description <input type="checkbox"/> Site Plan <input type="checkbox"/> Building Elevation Drawings and Floor Plans <input type="checkbox"/> Special Use Permit Findings <input type="checkbox"/> Master Plan Policy Checklist <input type="checkbox"/> Applicant's Acknowledgment Statement <input type="checkbox"/> Documentation of Taxes Paid-to-Date <input type="checkbox"/> Project Impact Reports (Engineering)  <input type="checkbox"/> <b>CD or USB DRIVE</b> with complete application in PDF	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 3450 E COMMERCIAL COURT, MERIDIAN, ID 83642			
<b>EMAIL ADDRESS</b> Scott.Stom@Jacksons.com			
<b>PROPERTY OWNER</b> PHONE # 1112 NORTH CARSON LLC			
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 1112 N CARSON ST., CARSON CITY, NV 89701			
<b>EMAIL ADDRESS</b>			
<b>APPLICANT AGENT/REPRESENTATIVE</b> PHONE # DOM GONZALES, FRANK LEPORI CONSTRUCTION (775)337-2063			
<b>MAILING ADDRESS, CITY STATE, ZIP</b> 1580 HYMER AVE., SUITE 100, SPARKS, NV 89431			
<b>EMAIL ADDRESS</b> Dominic@leporiconstruction.com			
<b>Project's Assessor Parcel Number(s):</b> 001-178-06			
<b>Project's Master Plan Designation</b> COMMUNITY/REGIONAL COMMERCIAL		<b>Project's Current Zoning</b> DOWNTOWN/MIXED USE (DT-MU)	
<b>Nearest Major Cross Street(s)</b> NORTH CARSON STREET/JOHN STREET		Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. Project includes the complete demolition and removal of existing restaurant (~4,490 SF) to expand new Extra Mile (Jacksons) convenience store site to include additional parking stalls, traffic circulation area for increased maneuverability around new fueling, and new landscaping and sidewalks for pedestrian access.	
<b>PROPERTY OWNER'S AFFIDAVIT</b> I, <u>Charles P Abowid</u> , being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to the filing of this application. Signature: <u>[Signature]</u> Address: <u>3846 Jackson Dr</u> Date: <u>11/6/19</u> Use additional page(s) if necessary for additional owners. <u>L.C.H.U. 89703</u>			
STATE OF NEVADA } COUNTY <u>Carson city</u> } On <u>November 6th</u> , 20 <u>19</u> , <u>Charles P Abowid</u> , 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. Notary Public: <u>[Signature]</u>			
<b>NOTE:</b> 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.			



**PROPERTY INFORMATION:**

SUBJECT PROPERTIES:

OWNER: JACKSONS FOOD STORES, INC.  
 APN: 001-178-05  
 1102 N. CARSON STREET  
 CARSON CITY, NV

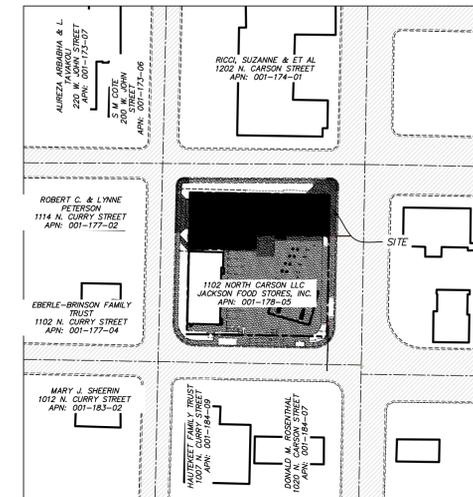
OWNER: 1112 NORTH CARSON, LLC  
 APN: 001-178-06  
 1112 N. CARSON STREET  
 CARSON CITY, NV

SITE INFORMATION:  
 OWNER: 1112 NORTH CARSON, LLC  
 ADDRESS: 1112 N. CARSON STREET  
 CARSON CITY, NV

APN: 001-178-06  
 ZONING: DT-MU  
 PROPERTY AREA: 0.22 ACRES

**FEMA NOTE:**

PER FEMA FIRM 3200010092G, EFFECTIVE 12/22/2016, THE PROPOSED SITE LIES WITHIN ZONE X WITH A 0.2% ANNUAL CHANCE OF FLOOD HAZARD.



**VICINITY MAP**

**APPLICANT INFORMATION:**

APPLICANT: JACKSONS FOOD STORES INC.  
 PHONE: (208) 888-6061  
 ADDRESS: 3450 E. COMMERCIAL COURT  
 MERIDIAN, ID 83642  
 CONTACT: SCOTT STOM  
 EMAIL: SCOTT.STOM@JACKSONS.COM

AGENT: FRANK LEPORI CONSTRUCTION  
 CONTACT: DOM GONZALES  
 PHONE: (775) 337-2063  
 EMAIL: DOMINIC@LEPORICONSTRUCTION.COM

**LEGEND:**

- EXISTING ASPHALT PAVING
- EXISTING PORTLAND CEMENT CONCRETE
- PORTLAND CEMENT CONCRETE AREA
- CURB AND GUTTER (DASHED IF EXISTING)
- POST CURB (DASHED IF EXISTING)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SANITARY SEWER (DASHED IF EXISTING)
- EXISTING WATER
- EXISTING OVER HEAD ELECTRIC
- EXISTING WATER SERVICE
- SLOPE IN PERCENT

REV.	DATE	DESCRIPTION	BY	APP'D

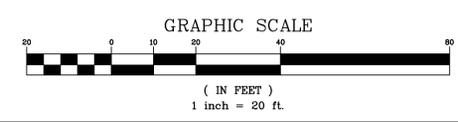
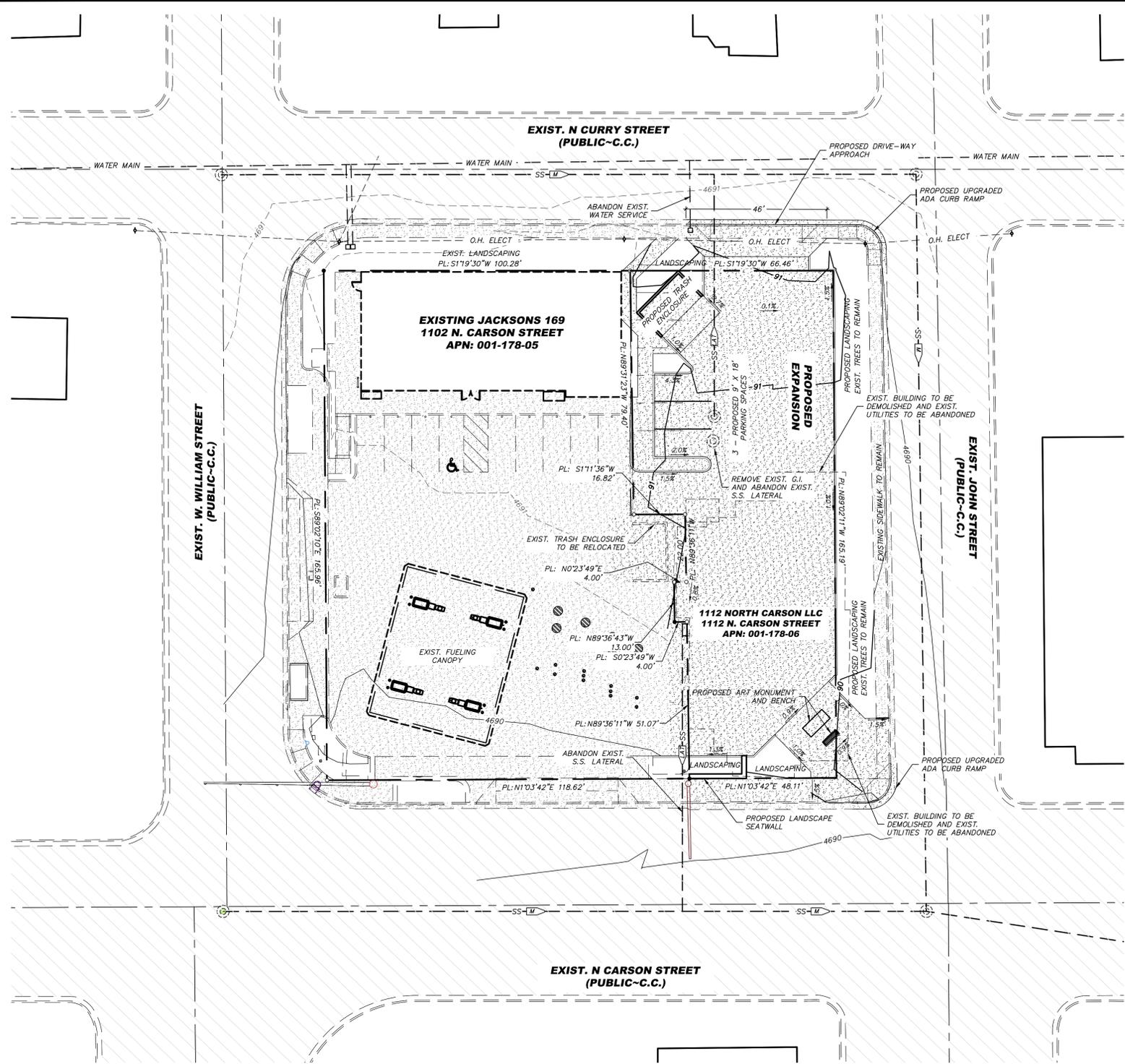
DATE: NOVEMBER 2019  
 DRAWN BY: E.C.W.  
 DESIGNED BY: E.C.W.  
 CHECKED BY: F.B.

JACKSONS 169 EXPANSION  
 SPECIAL USE PERMIT  
 SITE PLAN  
 CARSON CITY, NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431  
 (775) 358-3303 FAX (775) 359-3329  

 ODYSSEY  
 ENGINEERING  
 INCORPORATED

SCALE  
 HORIZ. 1"=20'  
 VERT. N.T.S.  
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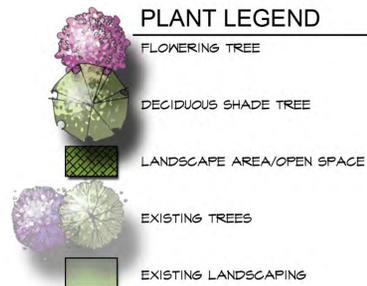
**LANDSCAPE DATA:**

ZONING: COMMUNITY REGIONAL COMMERCIAL  
 TOTAL SITE AREA = 30,429 SQ FT (1.0 ACRES)  
 • EXISTING = 18,186 SQ FT (42 ACRES)  
 • EXPANSION = 12,241 SQ FT (28 ACRES)  
 EXISTING BUILDING AREA = 3,369  
 TOTAL IMPERVIOUS SITE AREA = 22,288 SQ FT  
 • EXCLUDES BUILDING AND PROVIDED LANDSCAPE AREA

TOTAL LANDSCAPE AREA REQUIRED = 4,458 SQ FT (20% OF TOTAL IMPERVIOUS SITE AREA)  
 PROVIDED LANDSCAPE AREA = 4,926 SQ FT  
 • EXISTING LANDSCAPE AREA = 2,295 SQ FT  
 • EXPANSION LANDSCAPE AREA = 2,531 SQ FT

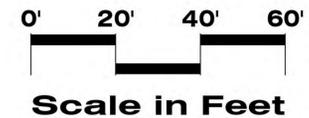
TREES REQUIRED = 22  
 • 1 PER 12 PARKING SPACES (11 SPACES) = 2  
 • 1 PER 30 LINEAL FEET OF STREET FRONTAGE (606 LN FT) = 20  
 (INCLUDES - 1 PER 400 SQUARE FEET OF REMAINING REQ'D LANDSCAPE = 12)

TREES PROVIDED = 22 MIN.



**GENERAL NOTES**

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- 3) ALL PLANTER BEDS WILL RECEIVE 3-INCH DEPTH OF MULCH WITH WEED CONTROL.
- 4) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. TURF GRASS WILL BE IRRIGATED USING LOW ANGLE SPRAY, ROTARY, AND/OR IMPACT HEADS TO REDUCE WIND DRIFT. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.



No.	Revision Date

**SOLAEGUI**  
ENGINEERS

November 5, 2019

Stephen Pottey  
Carson City Development Engineering  
201 North Carson Street  
Carson City, Nevada 89701

**Re: Jackson's 169 Site Expansion – Trip Generation Letter**

Dear Stephen:

This letter contains the findings of our trip generation review of the proposed Jackson's site expansion located in the northwest quadrant of the North Carson Street / West William Street intersection in Carson City, Nevada. The attached project site plans show the former Adele's Restaurant will be removed and the site modified for additional parking and site traffic circulation. No new traffic generating uses are planned on the former Adele's parcel. The purpose of this letter is to document the trip reduction attributable to the restaurant removal.

Trip generation calculations are based on the Tenth Edition of *ITE Trip Generation* (2017). The calculation sheets are attached for ITE land use #931 Quality Restaurant. Table 1 shows the trip generation summary.

TABLE 1  
TRIP GENERATION

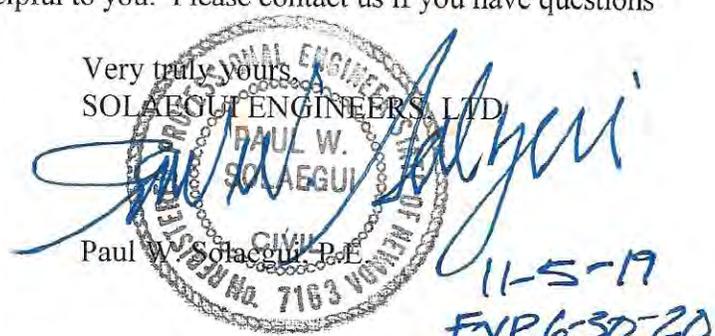
<u>LAND USE</u>	<u>ADT</u>	<u>AM PEAK HOUR TOTAL</u>	<u>PM PEAK HOUR TOTAL</u>
Quality Restaurant 4,490 Square Feet	376	3	35

As indicated in Table 1, elimination of the restaurant will result in the reduction of site trip generation by 376 average daily trips with 3 fewer AM peak hour trips and 35 less PM peak hour trips. The purpose of this letter is to document these trip reductions.

We trust that this information will be helpful to you. Please contact us if you have questions or comments.

Very truly yours,  
SOLAEGUI ENGINEERS, LTD.

PAUL W.  
SOLAEGUI  
Paul W. Solaegui, P.E.



Enclosures  
Letters/ Jacksons Adeles Trip Generation Letter

Solaegui Engineers Ltd. • 715 H Street • Sparks, Nevada 89431 • 775/358-1004 • FAX 775/358-1098

Civil & Traffic Engineers  
e-mail: psolaegui@aol.com

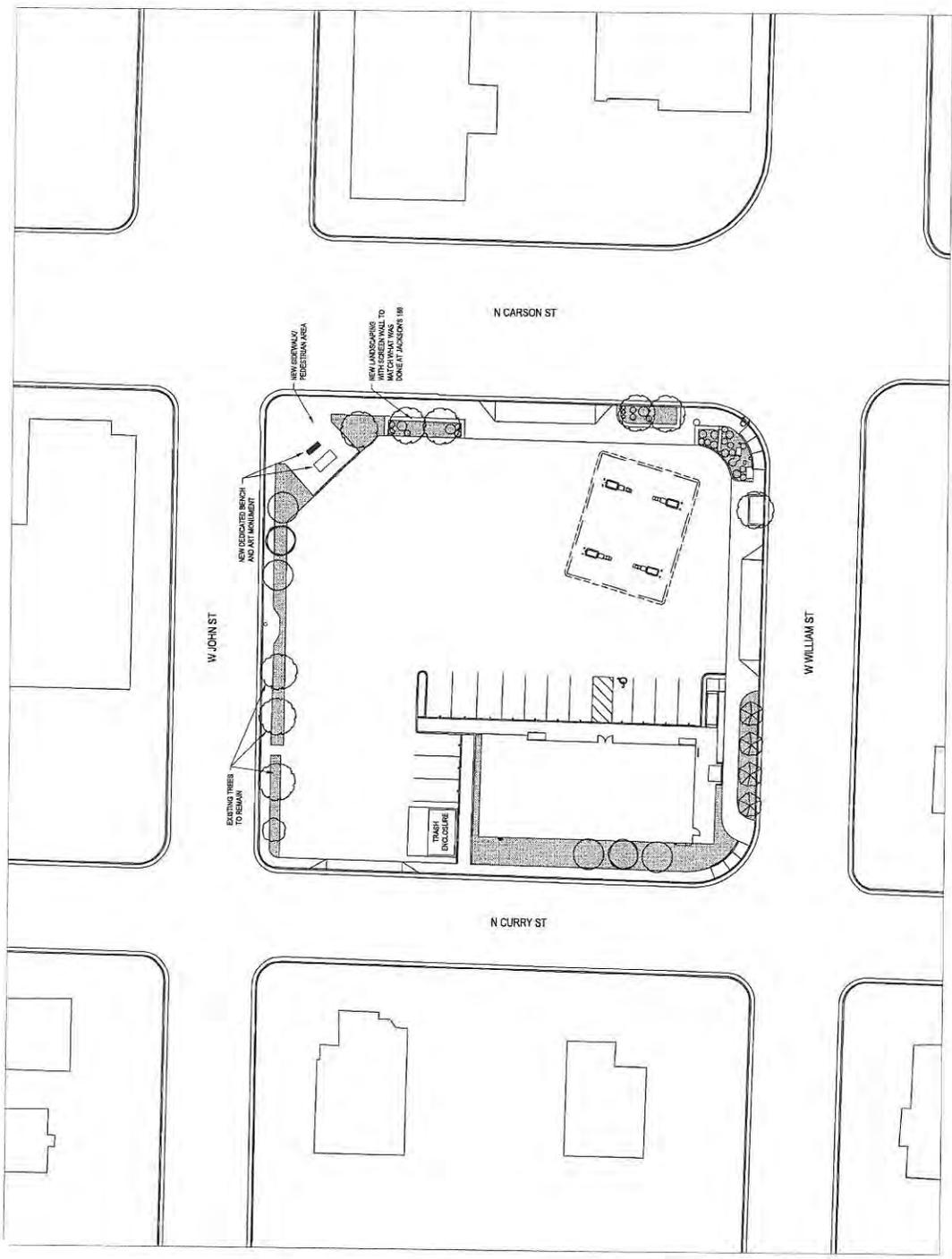
Revisions		
No.	Date	Description



PROJECT NAME: **Jacksons 169 - Site Expansion**  
 1102/1112 N Carson St.  
 Carson City, NV 89701

PROGRAM TITLE: **Proposed Site Plan**

DATE: October 30, 2019  
 SHEET: **A0.1**



1 | Proposed Site Plan

SCALE: 1"=50'-0"

NORTH

## Quality Restaurant (931)

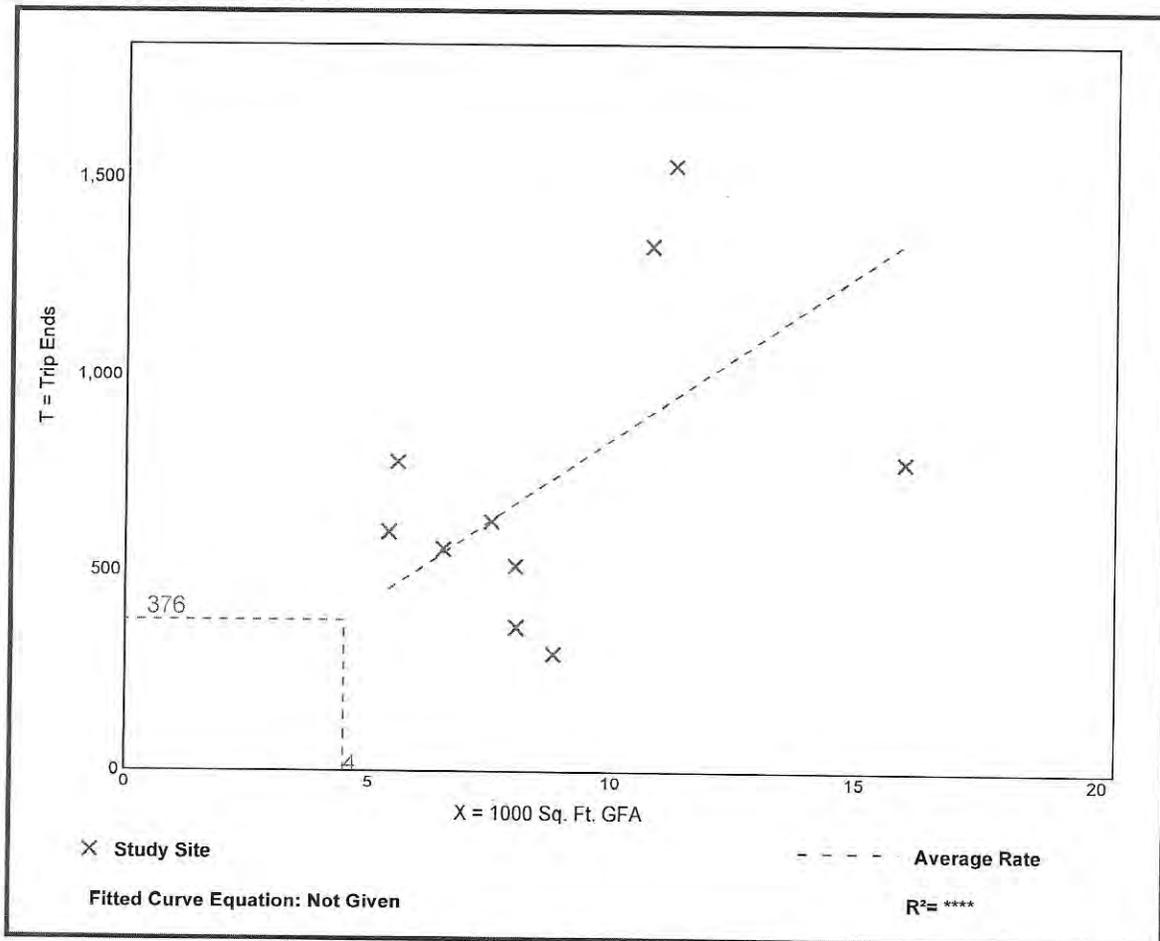
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 10  
Avg. 1000 Sq. Ft. GFA: 9  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
83.84	33.45 - 139.93	40.01

### Data Plot and Equation



*Trip Generation Manual, 10th Edition • Institute of Transportation Engineers*



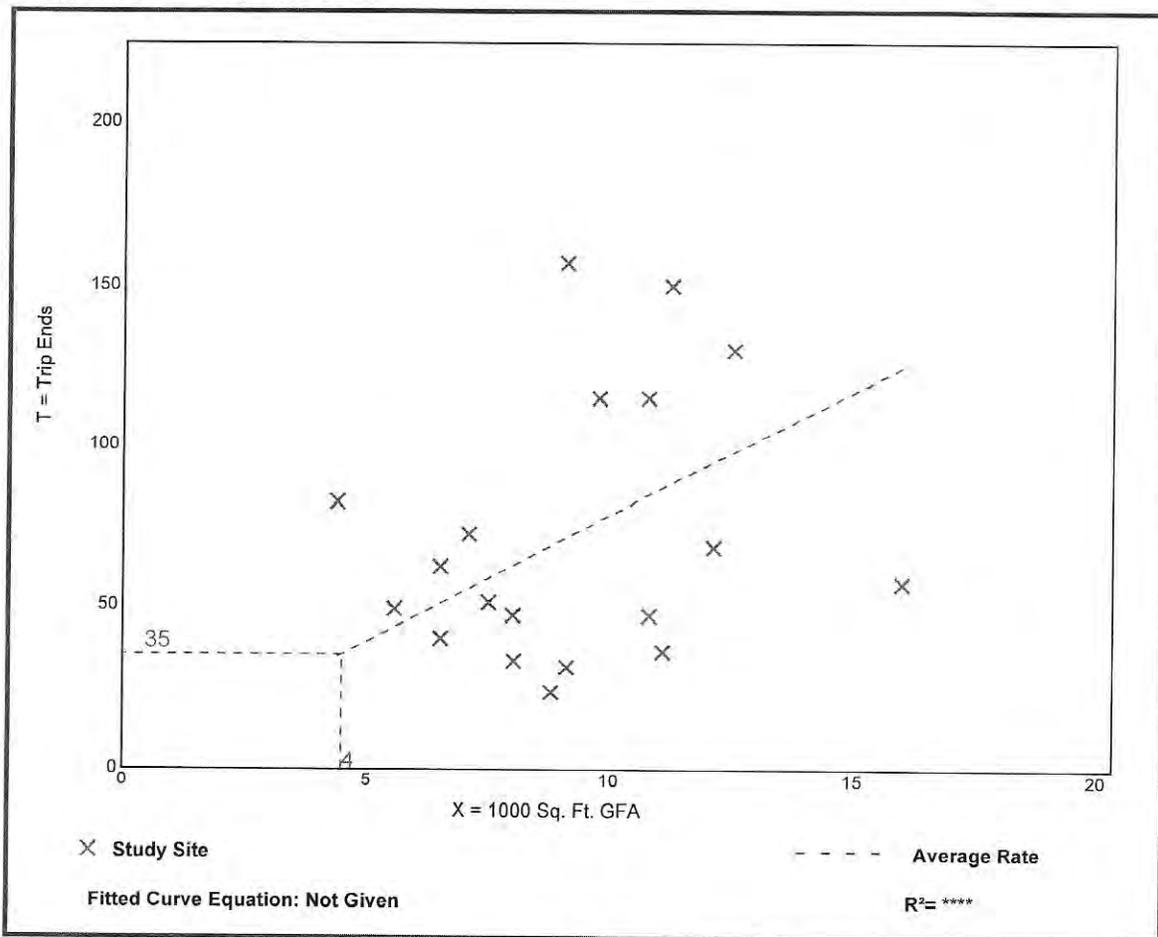
## Quality Restaurant (931)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 19  
 Avg. 1000 Sq. Ft. GFA: 9  
 Directional Distribution: 67% entering, 33% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.80	2.62 - 18.68	4.49

### Data Plot and Equation



*Trip Generation Manual, 10th Edition • Institute of Transportation Engineers*

**SPECIAL USE PERMIT – CCMC 18.02.080(5) FINDINGS**  
**APPLICANT: JACKSONS FOOD STORES INC (APN: 001-178-06)**

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

**Explanation:** The proposed project will be in keeping with the Master Plan elements and especially creates an inviting, pedestrian friendly environment. The newly completed Extra Mile Convenience Store provides a variety of amenities to customers and the proposed site expansion only aids the already promising addition of the convenience store to the downtown area. Additional pathway connections are proposed and will also include an area for historic recognition in the form of an art monument and dedicated bench. The existing mature trees and other site features will be protected, and additional landscaping will enhance the property overall and match what was installed as part of the new convenience store. Appropriate setback transitions and connectivity will be included and existing roadway connections and traffic flow will be enhanced.

**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:** The proposed project will not be detrimental in anyway to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood. The newly completed Extra Mile Store has already been met with great reviews, and the site expansion with additional amenities makes it better. Additional site lighting will have the appropriate shielding and there is no proposed addition that could create any potential problems such as noise, dust, odors, etc. for the neighborhood. A site plan is attached with proposed additional landscaping that incorporates attractive existing landscaping, new seat walls, and overall more landscape square footage. Long-range benefit for the community is an all-encompassing property that can better serve both drivers and pedestrians to piggy back on the immediate benefits of the new convenience store and fueling station already felt.

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

**Explanation:** The proposed project will actually enhance the vehicular and pedestrian traffic. The site expansion will help with traffic flow entering the property and also maneuverability around the property once off the street. Additional walkways create greater pedestrian access while also making it safer from less congestion.

**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:** No additional buildings or services are being proposed as part of the project, so there is nothing that would overburden existing public services and facilities, including school, police and fire protection, water sanitary sewer, public roads, storm drainage and other public improvements. The proposed site expansion has the potential to have the opposite effect and promote a positive result

for the public services above. Current water supply would remain adequate and drainage has been included on the attached site plan as well as the only road improvement which is limited to an enhanced driveway approach.

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: The proposed project meets the standards set forth for Downtown-Mixed for a conditional use public parking lot/accessory to a convenience market.

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

Explanation: The newly approved and finished convenience store has been met with positive reviews, and the proposed project only enhances it. It will not be detrimental to the public health, safety, convenience and welfare, and will instead increase pedestrian interaction and convenience.

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

Explanation: The newly approved and finished convenience store has been met with positive reviews, and the proposed project only enhances it. It will not result in material damage or prejudice to other properties in the vicinity.

#### ACKNOWLEDGMENT OF APPLICANT

I certify that the forging 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

Dominic Gonzales  
Print Name

11/5/19  
Date

# Master Plan Policy Checklist

## Special Use Permits & Major Project Reviews & Administrative Permits

### PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Date of Review: \_\_\_\_\_

### DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

#### CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

#### Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

#### CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

##### **Is or does the proposed development:**

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

#### CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

##### **Is or does the proposed development:**

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

## CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

### Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
  - Integrate an appropriate mix and density of uses (8.1a, e)?
  - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
  - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

## CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

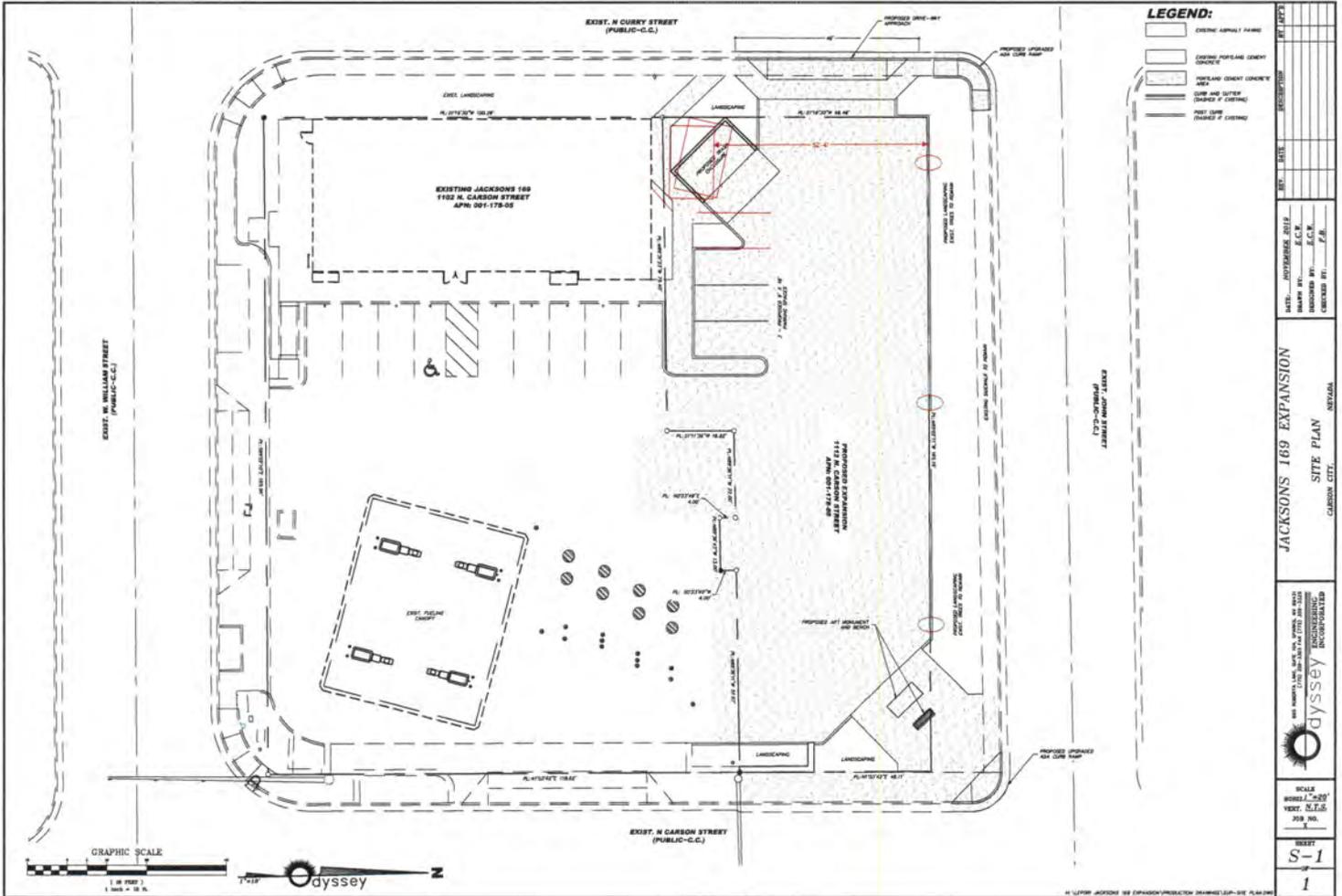


#### **Special Use Permit, Major Project Review, & Administrative Permit Development Checklist**

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)?



**LEGEND:**

[Symbol]	EXISTING ASPHALT PARKING
[Symbol]	EXISTING PORTLAND CONCRETE DRIVEWAY
[Symbol]	PORTLAND CONCRETE DRIVEWAY
[Symbol]	GRASS AND SLOTTED CURBING
[Symbol]	PROPOSED ASPHALT DRIVEWAY

NO.	DATE	DESCRIPTION

**JACKSONS 169 EXPANSION**  
**SITE PLAN**  
 CARSON CITY, NEVADA


 ODYSSEY ENGINEERING INCORPORATED  
 100 SOUTH MAIN STREET, SUITE 100  
 CARSON CITY, NEVADA 89401  
 PHONE: (775) 233-1111  
 FAX: (775) 233-1112  
 WWW.ODYSSEY-ENG.COM

SCALE: 1/8" = 1'-0"  
 SHEET: S-1  
 JOB NO.: 169-01  
 DATE: 11/15/11

GRAPHIC SCALE  
 1" = 10' (HORIZONTAL)  
 1" = 20' (VERTICAL)


 Odyssey

11/15/11 JACKSONS 169 EXPANSION PROJECTION DRAWING (LUP-D) - PLAN

Catalog # :	Project :
Prepared By :	Date :



## Slice Medium - SLM Outdoor LED Area Light

The Slice's sleek design makes it perfectly-suited for Commercial & Industrial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Slice offers high performance silicone optics, die cast aluminum housing, 42,000+ lumens and is available with integral Airlink Synapse controls.

### Features & Specifications

#### Optical System

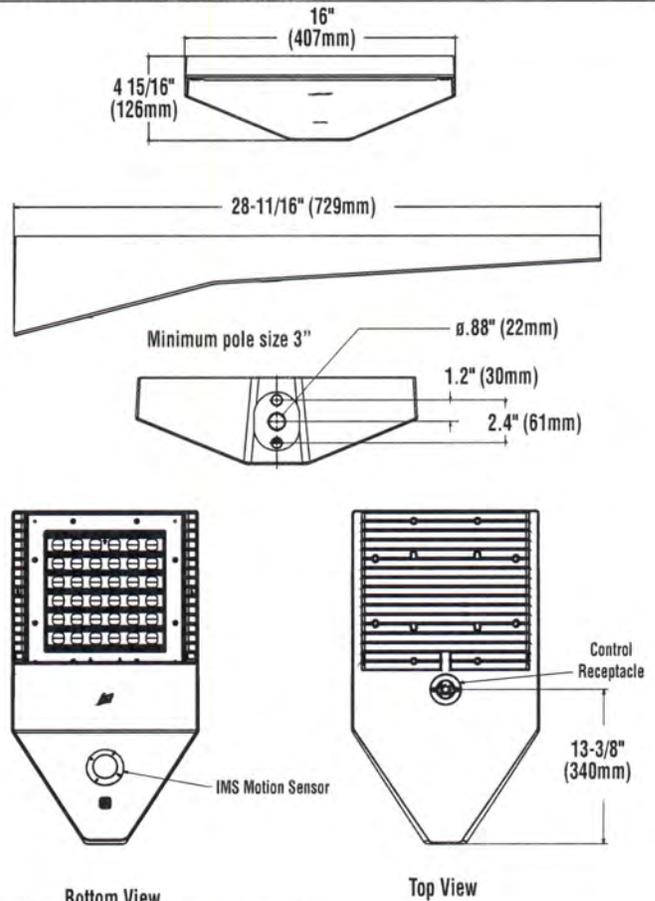
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

#### Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.



### Product Dimensions





# Slice Medium - SLM Outdoor LED Area Light

## Features & Specifications (Cont.)

### Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square poles.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- IP66 rated luminaire protects integral components from harsh environments.
- 3G rated for ANSI C136.31 high vibration applications
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

### Controls

#### Wireless Controls System

To make this fixture AirLink ready, simply order one of the following options:

- The integrated Wireless Lighting Controller: ALSC or ALSCH (see ordering guide) as the controls option, or
- Integrated Wireless Controller option (above) with integrated motion sensor: ALSCS (ordering guide for mounting heights) or
- The 7-Pin Photoelectric Control Receptacle: CR7P as the controls option; and either the 5-Pin or 7-Pin Twist Lock Controller: ALSC UNV TL5 or ALSC UNV TL7 as an accessory

To see how the components of AirLink system work together, reference the diagram in the controls section of this specsheet. For more information on our AirLink products, visit our website: [www.lsi-airlink.com/airlink-synapse/](http://www.lsi-airlink.com/airlink-synapse/)

#### Stand-Alone Controls

- The integral passive infrared motion sensor (IMS) activates switching of luminaire light levels (see the controls section for more details).
- The 7-pin ANSI C136.41-2013 photocontrol receptacle option (CR7P) is available for twist lock photocontrols or wireless control modules.
- The Button Type Photocells (PCI) are capable of switching luminaires ON/OFF in response to the amount of available daylight.

### Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Included terminal block provides quick and easy on-site wiring.
- Utilizes LSI's traditional 3" drill pattern for easy fastening of LSI products. (See drawing on page 1)

### Warranty

- LSI LED Fixtures carry a 5-year warranty.

### Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable For wet Locations.
- IP66 rated Luminaire. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications

## Performance

### ELECTRICAL DATA (AMPS)\*

Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	68.2	0.6A	0.3A	0.3A	0.2A	0.2A	0.1A
12L	93.1	0.8A	0.4A	0.4A	0.3A	0.3A	0.2A
18L	148.5	1.2A	0.7A	0.6A	0.5A	0.4A	0.3A
24L	188.8	1.6A	0.9A	0.8A	0.7A	0.5A	0.4A
30L	248.6	2.1A	1.2A	1.0A	0.9A	0.7A	0.5A
36L	317.8	2.6A	1.5A	1.3A	1.1A	0.9A	0.7A
42L	393.4	3.3A	1.9A	1.6A	1.4A	1.1A	0.8A

\*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

### ELECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)\*

Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	74.3	0.6A	0.4A	0.3A	0.3A	0.2A	0.2A
12L	102.9	0.9A	0.5A	0.4A	0.4A	0.3A	0.2A

\*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

### RECOMMENDED LUMEN MAINTENANCE<sup>1</sup>(24-42L)

Ambient	Initial <sup>2</sup>	25 hr <sup>2</sup>	50 hr <sup>2</sup>	75 hr <sup>2</sup>	100 hr <sup>2</sup>
0-40 C	100%	100%	97%	94%	92%

### RECOMMENDED LUMEN MAINTENANCE<sup>1</sup>(9-18L)

Ambient	Initial <sup>2</sup>	25 hr <sup>2</sup>	50 hr <sup>2</sup>	75 hr <sup>2</sup>	100 hr <sup>2</sup>
0-50 C	100%	96%	91%	87%	83%

- 1- Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
- 2- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
- 3- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing

### DELIVERED LUMENS\*

Lumen Package	Distribution	Phosphor Converted Amber (Peak 610nm)			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
9L	2	5958	80	B2-U0-G1	74
	2 IL	3735	50	B0-U0-G1	
	3	6196	83	B1-U0-G1	
	3 IL	4205	56	B0-U0-G1	
	5W	5528	74	B3-U0-G1	
	FT	5922	79	B1-U0-G2	
	FT IL	3712	50	B0-U0-G1	
	FTA	5997	80	B2-U0-G2	
	FTA IL	4254	57	B0-U0-G1	
12L	2	7559	73	B2-U0-G2	103
	2 IL	4738	46	B0-U0-G1	
	3	7860	76	B2-U0-G2	
	3 IL	5335	52	B0-U0-G1	
	5W	7013	68	B3-U0-G2	
	FT	7513	73	B2-U0-G2	
	FT IL	4709	46	B0-U0-G2	
	FTA	7608	74	B2-U0-G2	
	FTA IL	5397	52	B0-U0-G1	

\*LED Chips are frequently updated therefore values are nominal

### LUMINAIRE EPA CHART - SLM

Tilt Degree	0°	30°	45°	Tilt Degree	0°	30°	45°
Single	0.5	2.1	2.6	T90°	1.2	2.9	3.6
D180°	1.1	2.1	2.6	TN120°	1.3	4.4	5.4
D90°	0.9	2.5	3.1	Q90°	1.2	2.9	3.6

Specifications and dimensions subject to change without notice.



# Slice Medium - SLM Outdoor LED Area Light

DELIVERED LUMENS*															
Lumen Package	Distribution	CRI	2700K CCT			3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating										
9L	2	70	8349	122	B2-U0-G2	8576	125	B2-U0-G2	9396	137	B2-U0-G2	9784	143	B2-U0-G2	69
	2 IL	70	5185	76	B0-U0-G1	5326	78	B0-U0-G1	5835	85	B0-U0-G1	6076	89	B0-U0-G1	
	3	70	8571	125	B1-U0-G2	8804	129	B1-U0-G2	9646	141	B2-U0-G2	10044	147	B2-U0-G2	
	3 IL	70	6283	92	B0-U0-G2	6454	94	B0-U0-G2	7071	103	B0-U0-G2	7363	107	B0-U0-G2	
	5W	70	8158	119	B3-U0-G2	8380	122	B3-U0-G2	9181	134	B3-U0-G2	9560	140	B4-U0-G2	
	FT	70	8337	122	B2-U0-G2	8563	125	B2-U0-G2	9382	137	B2-U0-G2	9769	143	B2-U0-G2	
	FT IL	70	5393	79	B0-U0-G2	5540	81	B0-U0-G2	6069	89	B0-U0-G2	6320	92	B0-U0-G2	
	FTA	70	8459	123	B2-U0-G2	8689	127	B2-U0-G2	9520	139	B2-U0-G2	9913	145	B2-U0-G2	
	FTA IL	70	6200	91	B1-U0-G1	6369	93	B1-U0-G1	6978	102	B1-U0-G1	7266	106	B1-U0-G1	
12L	2	70	11157	119	B2-U0-G2	11461	122	B2-U0-G2	12556	134	B3-U0-G2	13075	139	B3-U0-G2	94
	2 IL	70	6929	74	B1-U0-G1	7117	76	B1-U0-G2	7798	83	B1-U0-G2	8119	86	B1-U0-G2	
	3	70	11454	122	B2-U0-G2	11766	125	B2-U0-G2	12890	137	B2-U0-G2	13423	143	B2-U0-G2	
	3 IL	70	8396	89	B0-U0-G2	8625	92	B0-U0-G2	9449	101	B0-U0-G2	9839	105	B0-U0-G2	
	5W	70	10902	116	B4-U0-G2	11199	119	B4-U0-G2	12269	131	B4-U0-G2	12775	136	B4-U0-G2	
	FT	70	11141	119	B2-U0-G2	11444	122	B2-U0-G2	12538	133	B2-U0-G3	13055	139	B2-U0-G3	
	FT IL	70	7207	77	B0-U0-G2	7403	79	B0-U0-G2	8110	86	B0-U0-G2	8445	90	B0-U0-G2	
	FTA	70	11304	120	B2-U0-G2	11612	124	B2-U0-G2	12722	135	B2-U0-G2	13247	141	B2-U0-G2	
	FTA IL	70	8286	88	B1-U0-G1	8511	91	B1-U0-G1	9325	99	B1-U0-G1	9710	103	B1-U0-G1	
18L	2	70	16714	112	B3-U0-G3	17168	115	B3-U0-G3	18809	126	B3-U0-G3	19586	131	B3-U0-G3	150
	2 IL	70	10379	69	B1-U0-G2	10662	71	B1-U0-G2	11681	78	B1-U0-G2	12163	81	B1-U0-G2	
	3	70	17158	115	B2-U0-G3	17625	118	B2-U0-G3	19310	129	B3-U0-G3	20107	134	B3-U0-G3	
	3 IL	70	12578	84	B1-U0-G3	12920	86	B1-U0-G3	14155	95	B1-U0-G3	14739	99	B1-U0-G3	
	5W	70	16331	109	B4-U0-G2	16776	112	B4-U0-G2	18379	123	B4-U0-G2	19138	128	B5-U0-G3	
	FT	70	16689	112	B3-U0-G3	17143	115	B3-U0-G3	18781	126	B3-U0-G4	19557	131	B3-U0-G4	
	FT IL	70	10795	72	B1-U0-G2	11089	74	B1-U0-G2	12149	81	B1-U0-G3	12651	85	B1-U0-G3	
	FTA	70	16934	113	B3-U0-G3	17395	116	B3-U0-G3	19058	127	B3-U0-G3	19844	133	B3-U0-G3	
	FTA IL	70	12412	83	B1-U0-G1	12750	85	B1-U0-G2	13969	93	B1-U0-G2	14546	97	B1-U0-G2	
24L	2	70	20880	112	B3-U0-G3	22701	121	B4-U0-G3	24276	130	B4-U0-G3	24784	133	B4-U0-G3	187
	2 IL	70	13100	70	B1-U0-G2	14243	76	B1-U0-G2	15231	81	B1-U0-G2	15550	83	B1-U0-G2	
	3	70	21739	116	B3-U0-G3	23636	126	B3-U0-G4	25275	135	B3-U0-G4	25804	138	B3-U0-G4	
	3 IL	70	15828	85	B1-U0-G3	17209	92	B1-U0-G3	18403	98	B1-U0-G4	18788	100	B1-U0-G4	
	5W	70	20632	110	B5-U0-G3	22432	120	B5-U0-G3	23988	128	B5-U0-G3	24490	131	B5-U0-G3	
	FT	70	21611	116	B3-U0-G4	23496	126	B3-U0-G4	25126	134	B3-U0-G4	25652	137	B3-U0-G4	
	FT IL	70	13692	73	B1-U0-G3	14886	80	B1-U0-G3	15919	85	B1-U0-G3	16252	87	B1-U0-G3	
	FTA	70	21496	115	B3-U0-G3	23371	125	B3-U0-G3	24992	134	B3-U0-G3	25515	136	B3-U0-G3	
	FTA IL	70	15226	81	B1-U0-G2	16555	89	B1-U0-G2	17703	95	B2-U0-G2	18073	97	B2-U0-G2	
30L	2	70	26581	108	B4-U0-G3	28900	117	B4-U0-G3	30905	125	B4-U0-G3	31551	128	B4-U0-G3	247
	2 IL	70	16677	68	B1-U0-G2	18132	73	B1-U0-G2	19390	79	B1-U0-G2	19796	80	B1-U0-G2	
	3	70	27675	112	B3-U0-G4	30089	122	B3-U0-G4	32176	130	B3-U0-G4	32850	133	B3-U0-G4	
	3 IL	70	20150	82	B1-U0-G4	21908	89	B1-U0-G4	23428	95	B1-U0-G4	23918	97	B1-U0-G4	
	5W	70	26266	106	B5-U0-G3	28557	116	B5-U0-G3	30538	124	B5-U0-G4	31177	126	B5-U0-G4	
	FT	70	27512	111	B3-U0-G4	29912	121	B3-U0-G4	31987	130	B3-U0-G4	32656	132	B3-U0-G5	
	FT IL	70	17430	71	B1-U0-G3	18951	77	B1-U0-G4	20266	82	B1-U0-G4	20690	84	B1-U0-G4	
	FTA	70	27365	111	B3-U0-G3	29752	120	B4-U0-G3	31816	129	B4-U0-G3	32482	132	B4-U0-G3	
	FTA IL	70	19384	78	B2-U0-G2	21075	85	B2-U0-G2	22537	91	B2-U0-G2	23008	93	B2-U0-G2	
36L	2	70	32214	102	B4-U0-G3	35025	111	B4-U0-G3	37454	118	B4-U0-G3	38238	121	B4-U0-G4	317
	2 IL	70	20212	64	B1-U0-G2	21975	69	B1-U0-G3	23499	74	B2-U0-G3	23991	76	B2-U0-G3	
	3	70	33540	106	B3-U0-G4	36466	115	B3-U0-G5	38996	123	B3-U0-G5	39812	126	B3-U0-G5	
	3 IL	70	24421	77	B1-U0-G4	26551	84	B1-U0-G4	28393	90	B1-U0-G4	28987	92	B1-U0-G5	
	5W	70	31832	101	B5-U0-G4	34609	109	B5-U0-G4	37010	117	B5-U0-G4	37785	119	B5-U0-G4	
	FT	70	33342	105	B3-U0-G5	36251	114	B3-U0-G5	38766	122	B4-U0-G5	39577	125	B4-U0-G5	
	FT IL	70	21125	67	B1-U0-G4	22968	73	B1-U0-G4	24561	78	B1-U0-G4	25075	79	B1-U0-G4	
	FTA	70	33164	105	B4-U0-G3	36058	114	B4-U0-G4	38559	122	B4-U0-G4	39366	124	B4-U0-G3	
	FTA IL	70	23492	74	B2-U0-G2	25541	81	B2-U0-G2	27313	86	B2-U0-G2	27885	88	B2-U0-G2	
42L	2	70	36785	94	B4-U0-G3	39994	103	B5-U0-G4	42768	110	B5-U0-G4	43663	112	B5-U0-G4	390
	2 IL	70	23079	59	B1-U0-G3	25093	64	B2-U0-G3	26833	69	B2-U0-G3	27395	70	B2-U0-G3	
	3	70	38299	98	B3-U0-G5	41640	107	B4-U0-G5	44528	114	B4-U0-G5	45460	117	B4-U0-G5	
	3 IL	70	27886	72	B1-U0-G4	30319	78	B1-U0-G5	32422	83	B1-U0-G5	33100	85	B1-U0-G5	
	5W	70	36349	93	B5-U0-G4	39520	101	B5-U0-G4	42261	108	B5-U0-G4	43145	111	B5-U0-G4	
	FT	70	38073	98	B4-U0-G5	41395	106	B4-U0-G5	44266	114	B4-U0-G5	45192	116	B4-U0-G5	
	FT IL	70	24122	62	B1-U0-G4	26226	67	B1-U0-G4	28045	72	B1-U0-G4	28632	73	B1-U0-G4	
	FTA	70	37870	97	B4-U0-G4	41174	106	B4-U0-G4	44030	113	B4-U0-G4	44951	115	B4-U0-G4	
	FTA IL	70	26825	69	B2-U0-G2	29165	75	B2-U0-G2	31188	80	B2-U0-G2	31841	82	B2-U0-G2	

\*LED Chips are frequently updated therefore values are nominal

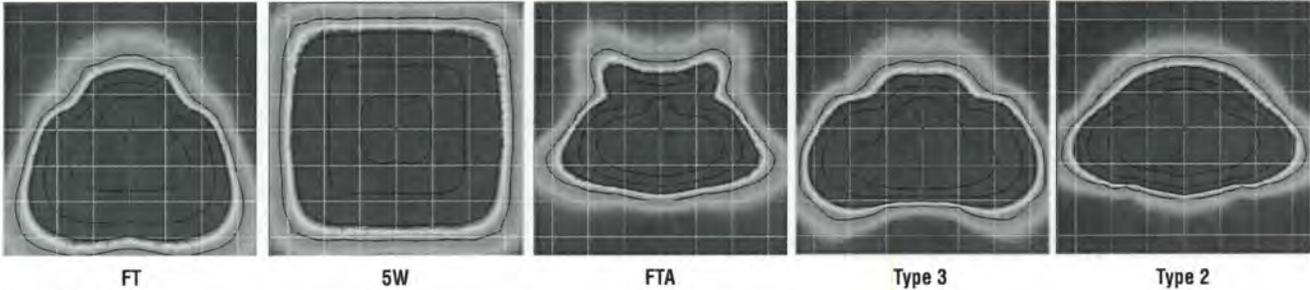
Specifications and dimensions subject to change without notice.



# Slice Medium - SLM Outdoor LED Area Light

## Performance (Cont.)

All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Slice (SLM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.



## Ordering Guide

TYPICAL ORDER EXAMPLE: **SLM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

Luminaire Prefix	Light Source	Lumen Package*	Light Output	Distribution	Orientation <sup>1</sup>	Voltage	Driver
SLM Slice Medium	LED	9L - 9,000 lms 12L - 12,000 lms 18L - 18,000 lms 24L - 24,000 lms 30L - 30,000 lms 36L - 36,000 lms 42L - 42,000 lms  <small>*Consult factory for programmable wattages and lumen packages</small>	SIL - Silicone	2 - Type 2 3 - Type 3 5W - Type 5 Wide FT - Forward Throw FTA - Forward Throw Automotive	(blank) - standard L - Optics rotated left 90 R - Optics rotated right 90	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT <sup>2</sup> 27 - 2,700 CCT <sup>2</sup> AMB - Phosphor Converted Amber <sup>2,3</sup>	70CRI - 70 CRI	(Blank) - None  <b>Wireless Controls System</b> ALSC - AirLink Synapse Control System <sup>4</sup> ALSCH - AirLink Synapse Control System Host / Satellite <sup>4,5</sup> ALSCS01 - AirLink Synapse Control System with 8-12' Motion Sensor <sup>4</sup> ALSCHS01 - AirLink Synapse Control System Host / Satellite with 8-12' Motion Sensor <sup>4,5</sup> ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor <sup>4</sup> ALSCHS02 - AirLink Synapse Control System Host / Satellite with 12-20' Motion Sensor <sup>4,5</sup> ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor <sup>4</sup> ALSCHS04 - AirLink Synapse Control System Host / Satellite with 20-40' Motion Sensor <sup>4,5</sup>  <b>Stand-Alone Controls</b> EXT - 0-10v Dimming (from external signal) IMSOM1 - Integral Motion Sensor 8-12' 120-277V <sup>4,6</sup> IMSOM2 - Integral Motion Sensor 12-20' 120-277V <sup>4,6</sup> IMSOM4 - Integral Motion Sensor 20-40' 120-277V <sup>4,6</sup> IMSOM1HV - Integral Motion Sensor 8-12' 347-480V <sup>6</sup> IMSOM2HV - Integral Motion Sensor 12-20' 347-480V <sup>6</sup> IMSOM4HV - Integral Motion Sensor 20-40' 347-480V <sup>6</sup> CR7P - 7 Pin Control Receptacle ANSI C136.41 <sup>7</sup>  <b>Button Type Photocells</b> PCI120 - 120V PCI208-277 - 208 -277V PCI347 - 347V	BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus <sup>8</sup> SVG - Satin Verde Green	(Blank) - None IL - Integral Louver HSS <sup>1</sup> CHEVRON STORES SHELL STORES



# Slice Medium - SLM Outdoor LED Area Light

## Accessory Ordering Information<sup>8</sup>

Description	Order Number	Description	Order Number
PC120 Photocell for use with CR7P option (120V) <sup>9</sup>	122514	DFK208, 240 Double Fusing (208V, 240V)	DFK240
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V) <sup>9</sup>	122515	DFK480 Double Fusing (480V)	DFK480
PC347 Photocell for use with CR7P option (347V) <sup>9</sup>	122516	DFK347 Double Fusing (347V)	DFK347
PC480 Photocell for use with CR7P option (480V) <sup>9</sup>	1225180	X5RPP - Round Pole Adapter for 5" Poles <sup>10</sup>	379968CLR
ALSC UNV TL5 - Airlink 5Pin Twist Lock Controller <sup>9</sup>	661409	IL - Integral Louver HSS	684812
ALSC UNV TL7 - Airlink 7Pin Twist Lock Controller <sup>9</sup>	661410	Universal Mounting Bracket (UMB) <sup>10</sup>	684616CLR
PMOS24 - 24V Pole-Mount Occupancy Sensor (ALSC/H Compatible) <sup>10</sup>	663284CLR	Adjustable Slip Fitter (ASF) <sup>10</sup>	688138CLR
IMS/PC Remote Configurator Tool	584929	Pole Quick Mount Bracket - Square Pole <sup>10</sup>	687073CLR
X3RPP - Round Pole Adapter for 3" Round Tapered Poles <sup>10</sup>	408273CLR	Pole Quick Mount Bracket - 4-5" Round Pole <sup>10</sup>	689903CLR
X4RPP - Round Pole Adapter for 4" Poles <sup>10</sup>	379967CLR	15° Tilt Pole Quick Mount Bracket - Square Pole <sup>10</sup>	688003CLR
FK120 Single Fusing (120V)	FK120	15° Tilt Pole Quick Mount Bracket - 4-5" Round Pole <sup>10</sup>	689905CLR
FK277 Single Fusing (277V)	FK277	BKS XBO WM * CLR Wall Mount Bracket <sup>10</sup>	382132CLR

### FOOTNOTES:

- 1 - Not available on "Type 5W" distribution.
- 2 - Consult Factory for availability.
- 3 - Only available in 9L and 12L Lumen Packages
- 4 - Not available in HV.
- 5 - Consult Factory for Site Layout
- 6 - IMS is field adjustable, via a hand held Remote Configurator Tool, which must be ordered separately. See Accessory Ordering Information.

7 - Control device must be ordered separately. 7 pin standard. See Accessory Ordering Information.

8 - Accessories are shipped separately and field installed.

9 - Factory installed CR7P option required. See Options.

10 - "CLR" denotes finish. See Finish options.

## Accessories/Options

### Integral Louver (IL)

Accessory Integral Louver available for improved back-light control without sacrificing street side performance. LSI's Integral Louver (IL) option delivers backlight control that significantly reduces light spill behind the pole for applications with pole locations close to adjacent properties. The integrated louvers' design maximizes forward-reflected light while - reducing glare, maintaining the optical distribution selected, and most importantly, eliminating light trespass. The Integral louver rotates with the optical distribution.

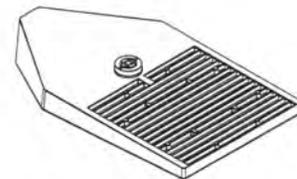
### Luminaire Shown with Integral Louver (IL)



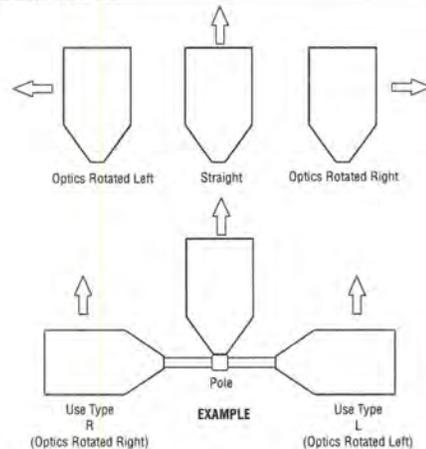
### 7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

### Fixture Shown with CR7P



### Optics Rotation





# Slice Medium - SLM Outdoor LED Area Light

## Stand-alone Controls: Occupancy Sensor (IMS)

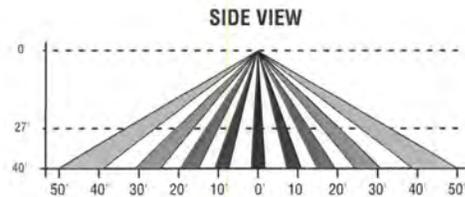
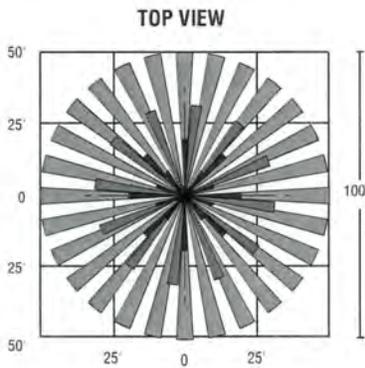
The integral passive infrared motion sensor activates switching of luminaire light levels. Standard Factory settings: High level light is activated and increased to full bright upon detection of motion. Lowlight level (10% maximum drive current) is activated when target zone is absent of motion activity for ~5 minutes. See coverage diagram for detection cone.

The Remote Configurator Tool allows for easy and safe programming of each luminaire from ground level. See the [Remote Configurator User Guide](#) for programming instructions.

When ordering the Stand-alone Occupancy Sensor on the fixture, you must include IMS (see ordering guide for mounting height options) as the controls option in the fixture nomenclature.

To order as a motion sensor with the AirLink Wireless Control System, see ordering guide under "Wireless Controls System" and select the ALSCS controls option with the desired mounting height.

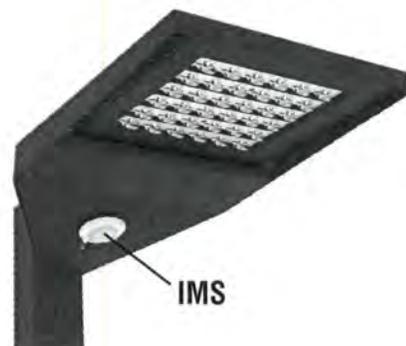
## IMS Coverage Diagrams



## Remote Configurator Tool



## Luminaire Shown with IMS





# Slice Medium - SLM Outdoor LED Area Light



**AirLink™**  
enabled by Synapse®

The AirLink enabled by Synapse Wireless Lighting Control System is the perfect solution for commercial, industrial and municipal applications, such as: auto dealerships, parking lots, garages, shopping complexes and warehouses.

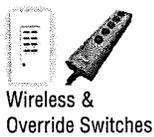
AirLink utilizes robust wireless communication via 2.4 GHz Self-Healing Mesh Network which not only increases reliability and accuracy of system, but also eliminates single point of failure.

The flexibility of the system make it perfect for new construction and retrofit projects. The user-friendly AirLink web application is accessible through any device with an internet connection and allows for complete customization of the system's features.

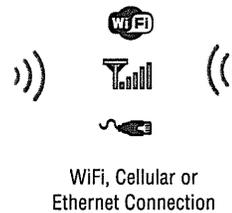
Some capabilities of the system include: occupancy/vacancy sensing, daylight harvesting, scheduling, high-end trim, dimming, zone control, BMS integration and energy monitoring.

## The AirLink System

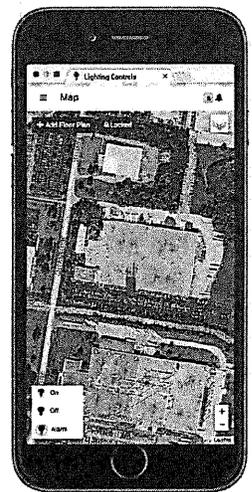
### Wireless controls & sensors



### Centralized control & integration



### Simple-to-use software



AirLink Site Manger: Lighting control web app

## Contact LSI Controls



**Sales**  
controls.sales@lsi-industries.com



**Support**  
controls.support@lsi-industries.com  
1 (800) 436-7800 (support, option 8)

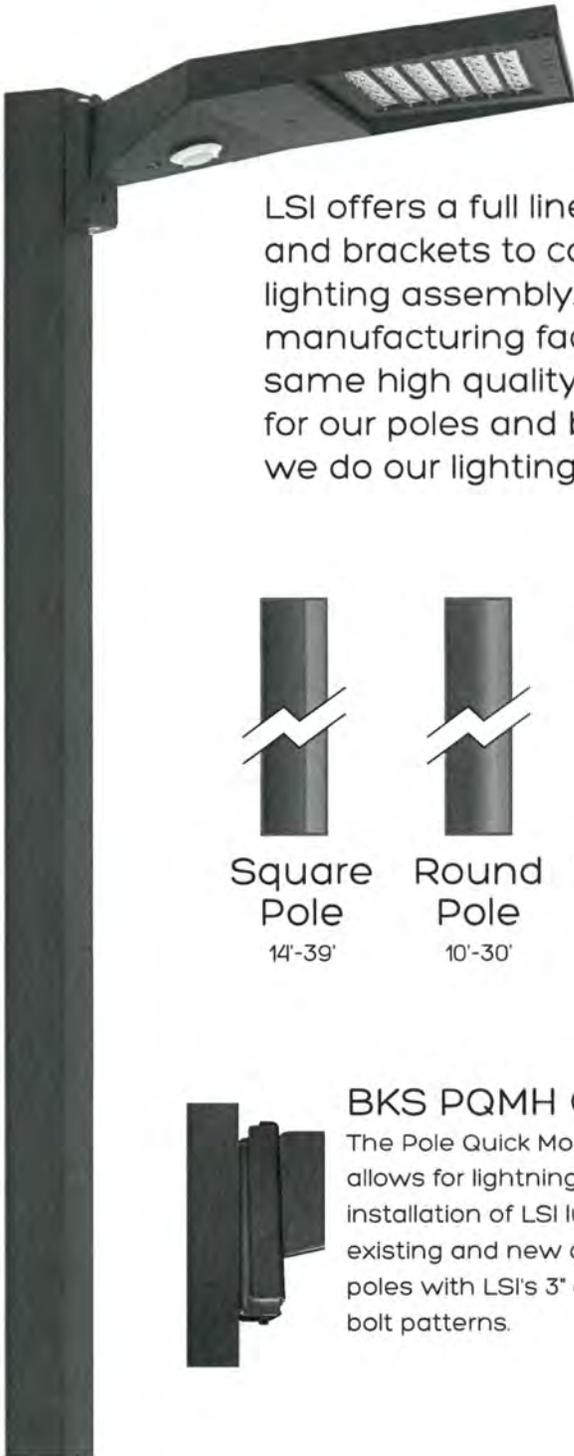


**More information**  
For more information on AirLink, visit our website at [www.lsi-airlink.com](http://www.lsi-airlink.com)

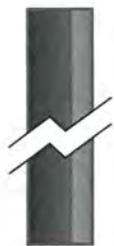


# Slice Medium - SLM Outdoor LED Area Light

## poles & Brackets



LSI offers a full line of poles and brackets to complete your lighting assembly. Our USA manufacturing facility has the same high quality standards for our poles and brackets as we do our lighting fixtures.



Square Pole  
14'-39'



Round Pole  
10'-30'



Tapered Pole  
20'-39'



### BKS PQMH CLR

The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's 3" or 5" standard bolt patterns.



### BKA UMB CLR

The 3G rated Universal Mounting Bracket (UMB) allows for seamless integration of LSI Luminaires onto existing or new construction poles. The UMB bracket was designed specifically for square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5"-5".



### BKA ASF CLR

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon.



### BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° up tilt of LSI luminaires for greater throw of light and increased vertical illumination as well as fast installation onto poles with LSI's 3" or 5" bolt pattern.