

## STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JANUARY 27, 2020

FILE NO: LU-2020-0046

AGENDA ITEM: E.2

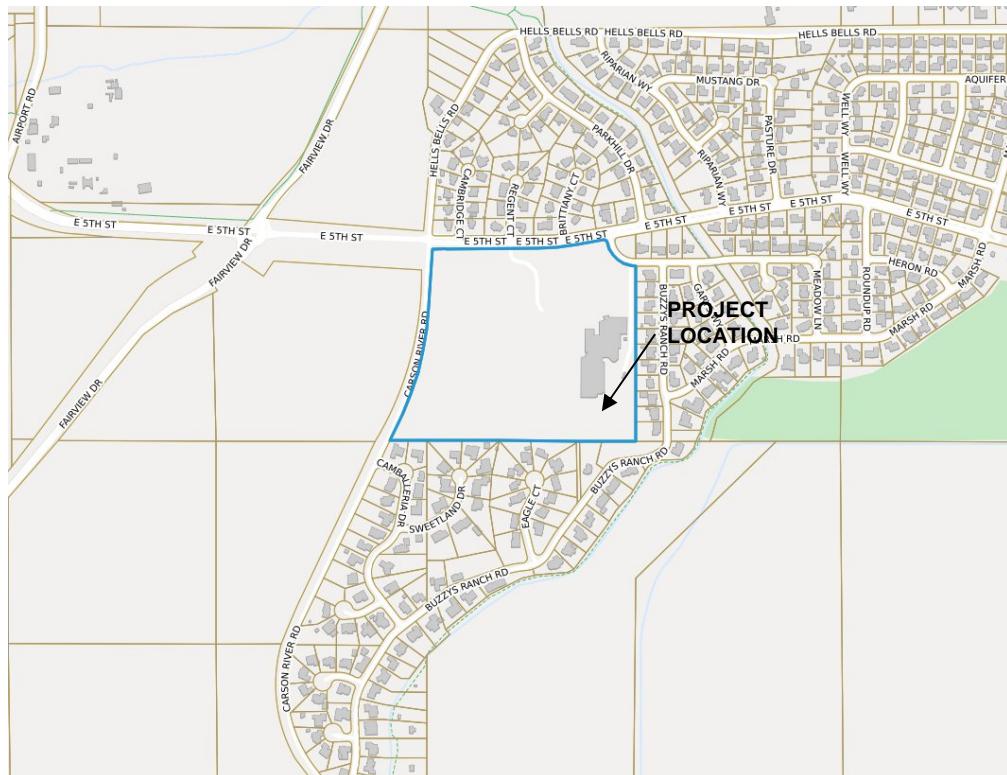
STAFF AUTHOR: Heather Ferris, Associate Planner

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow for the expansion of Eagle Valley Middle School, on property zoned Public (P), located at 4151 East 5th Street, APN 010-035-27. Heather Ferris, [h ferris@carson.org](mailto:h ferris@carson.org)

**Summary:** Carson City School District is proposing to expand Eagle Valley Middle School (EVMS) to provide additional capacity. The proposed addition will be approximately 20,915 square feet over two-stories with a building footprint of approximately 10,867 square feet. The project includes: 10 new classrooms (five on each floor), 2 STEM (Science, Technology, Engineering, Mathematics) labs, learning corridors, computer rooms, offices, workrooms, staff and general restrooms, storage space, courtyard area for outdoor learning with built-in benches, and an area for a future hoop house. The project will allow for additional student capacity, with an increase from 762 students to approximately 950 students which will help to alleviate overcrowding at Carson Middle School by allowing for modified attendance zones between the two schools. Per Carson City Municipal Code 18.04.170 the use may only be established or modified subject to approval of a Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.

**RECOMMENDED MOTION:** “I move to approve LU-2020-0046 based on the ability to make the required findings and subject to the conditions of approval included in the staff report.”

### VICINITY MAP:



## **RECOMMENDED CONDITIONS OF APPROVAL:**

1. All development shall be substantially in accordance with the approved plans, except as otherwise modified by the conditions of approval.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension of time must be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the Notice of Decision for conditions of approval within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
5. Building materials shall be consistent with the approved plans. All exposed metal surfaces shall be painted in flat, non-glossy paint or an earth tone or muted color.
6. All exterior lighting must be directed downward. The design of the light standards must include cutoffs and shields, if necessary, to prevent spillover of light or glare onto adjacent properties.
7. The applicant shall provide landscaping for the property in compliance with Carson City Development Standards, Division 3 – Landscaping.
8. Privacy slats must be installed in the existing chain link fence on the north and east sides of the storage building located on the east side of campus near the trash enclosure.
9. The applicant must provide a sign at the entrance to the turnaround stating: “For emergency vehicle use only” and “No Parking-Fire Lane”.
10. The project must provide a new one-way, counterclockwise pick-up/drop-off access way off Carson River Road on the west side of the campus.
11. Prior to issuance of the Building Permit, the Carson City School District must develop and implement, for review and approval by the City Engineer, a standard operation procedure that addresses pick-ups/drop-offs to ensure that incoming and outgoing trips to the school effectively utilize the new one-way, counterclockwise pick-up/drop-off loop.
12. Prior to issuance of the Building Permit, the School District must enter into a development agreement to pay its pro-rata share of the cost to expand the roundabout at East Fifth Street and Fairview Drive to mitigate the Eagle Valley Middle School expansion impacts to the westbound approach in the future. The pro rata share will be 14.1% of the total cost of construction and is not to exceed \$35,250, which is 14.1% of the estimated cost of \$250,000. Payment must be made once a roundabout expansion project is approved for construction. If no such project is approved for construction within 10 years of the development agreement being executed, the agreement will become null and void.
13. The project contractor must submit a traffic control plan for review and approval at least 2 weeks prior to any street or sidewalk closures or lane shifts. This traffic control plan must

include the requested days and times for any traffic control and must not conflict with the City's "East Fifth Street Reconstruction Project."

14. The project must meet applicable Carson City Development Standards including, but not limited to the following:

- a. Percolation data must be submitted to verify that the retention basin can drain in 24 hours and must have proper outfall design for larger storms.
- b. The parking and landscaping layout must meet Carson City Standard Details and Development Standards.
- c. The domestic water line must have an RPPA backflow preventer.
- d. Excess stormwater runoff must be mitigated by increasing detention accordingly.
- e. A geotechnical report must be submitted with the building permit application. The 2011 report may be utilized if boring or test pits were dug in the vicinity of the addition.

**LEGAL REQUIREMENTS:** CCMC 18.02.050 (Review); 18.02.080 (Special Use Permit); 18.04.170 (Public)

**MASTER PLAN DESIGNATION:** Public / Quasi-Public

**ZONING DISTRICT:** Public (P)

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

**SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: Single-family 21,000-P / single-family residences

EAST: Single-family 21,000-P / single-family residences

WEST: Public Regional / Carson City Open Space

SOUTH: Single-family 21,000 & Public Community / single-family residences & vacant

**ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: Zone X (minimal flood hazard)

EARTHQUAKE FAULT: Zone I & II (Greatest Severity & Moderate) shown on-site

**SITE DEVELOPMENT INFORMATION:**

LOT SIZE: 39.22 acres

STRUCTURE SIZE: 85,656 square foot existing school building; proposed two story addition totals 20,915 square feet over two stories.

VARIANCES REQUESTED: None

**PREVIOUS REVIEWS:**

- U-92/93-27- On July 31, 1996 the Planning Commission approved the Special Use Permit for modifications to the existing Eagle Valley Middle School including 3 modular classrooms and site improvements.
- U-99/00-44- On June 28, 2000 the Planning Commission approved a Special Use Permit for a freestanding reader board sign on the Eagle Valley Middle School campus.
- SUP-05-084- On June 27, 2005 the Planning Commission approved a Special Use Permit for modifications to the existing Eagle Valley Middle School including a new storage building and other site improvements.

- MPR-09-067- On August 4, 2009 a Major Project Review was completed to review proposed site improvements including an upgrade to the bus parking and circulation, teacher parking, school district maintenance building, greenhouse and nursery, park and track improvements, new bus barn with solar, and multiple wind turbines at the Eagle Valley Middle School campus.
- SUP-10-090- On December 05, 2010 the Planning Commission approved a Special Use Permit for the placement of a photovoltaic array. The approval was appealed to the Board of Supervisors and on January 06, 2011 the Board of Supervisors upheld the Planning Commission's approval.
- MPR-11-024- On April 05, 2011 a Major Project Review was completed for the proposed expansion of the Eagle Valley Middle School.
- SUP-11-027 & VAR-11-031- On May 25, 2011 the Planning Commission approved the Special Use Permit to expand the existing Eagle Valley Middle School campus including a new gymnasium with associated locker rooms, new administrative offices, and site improvements; and a variance to allow for a reduced parking standard. Additionally, the Planning Commission directed staff to return in June of 2011 with SUP-11-027 to address the permanent storage container portion of the request which was not agendized for the May meeting.
- SUP-11-027- On June 29, 2011 the Planning Commission approved the Special Use Permit to allow for the permanent placement of two metal storage containers at the Eagle Valley Middle School campus, near the existing track.
- SUP-16-048- On June 7, 2016 the Administrative Hearings Officer approved a five-year extension of the Special Use Permit for the metal storage containers.
- SUP-16-048-1- On July 31, 2019 the Planning Commission approved a modification to SUP-16-048 allowing the relocation of one of the metal storage and another storage container, resulting in one storage container near the track and two near the south east corner of the existing school building.
- MPR-2020- On October 6, 2020 a Major Project Review was completed for the proposed expansion of the existing school building including new classrooms, STEM lab, workroom, storage areas, offices, and an outdoor courtyard.

## **DISCUSSION:**

The subject property is approximately 39 acres in size and is the site of the Eagle Valley Middle School. The school currently accommodates 762 students. The existing campus was developed in 1981 with the most recent addition/modification being approved in 2011. The existing school building is two-stories and approximately 93,000 square feet in size. The campus also includes sports fields/courts, a track, walking paths, a solar panel array, and paved parking areas.

The applicant is now seeking to expand the capacity of the school to accommodate a total of approximately 950 students by increasing the number of classrooms. The addition would total approximately 20,915 square feet over two stories (totaling 28 feet in height) with a 4,300 square foot courtyard. This includes 10 new classrooms; 2 STEM (science, technology, engineering and math) labs; learning corridors; computer rooms; offices; workrooms; restrooms; storage space; a

courtyard area for outdoor learning; and an area for a future hoop house.

In order to mitigate traffic impacts, a new one-way pick-up/drop-off access loop is proposed on the west side of the campus. Traffic would enter from Carson River Road just south of East 5<sup>th</sup> Street and exit the existing school driveway opposite Regent Court. Additional parking is also proposed along this access loop.

Additionally, with this request, the applicant is seeking to clarify the approval of the existing storage building located near the northeast side of the existing school building. The Special Use Permit approved in 2005 (SUP-05-084) included approval of an approximately 1,200 square foot storage building at this location. This much smaller structure is in the same location as the previously approved structure. The applicant also proposes slatted privacy fencing in this area to help with screening. The metal storage containers approved under SUP-16-048-1 and SUP-11-027 will remain.

In 2011 the applicant requested a variance to allow for a reduced parking standard, along with their proposed expansion. The request was approved resulting in a reduced standard from 218 parking spaces to 115 spaces. When the construction of the expansion was completed, a total of 119 spaces were provided on-site. The current proposed expansion includes 10 additional classrooms with no new assembly areas. Therefore, an additional 15 spaces would be required (1.5 spaces for each employee or faculty member plus 1 space for every 20 square feet of seating area in auditorium or assembly area). This expansion will result in the addition of a new parking lot as well as modifications to existing parking for a total of 141 on-site parking spaces (net increase of 22 spaces).

Per CCMC 18.04.170, the use may only be established or modified in the Public zoning district subject to first obtaining a Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.

#### **PUBLIC COMMENTS:**

On December 15, 2020 the Planning Commission continued this matter to their January 27, 2021 meeting to allow the applicant additional time to continue to work on traffic mitigation measures. Public notices were mailed to 125 property owners within 600 feet of the subject site on November 25, 2020. As of the writing of this report, staff has received one written comments (attached). Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on January 27, 2021 depending on the date of submission of the comments to the Planning Division.

#### **OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:**

Plans were routed to commenting agencies, and the following comments were received. Comments have been incorporated into the conditions of approval, as appropriate.

#### **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 provide a new one-way, counterclockwise pick-up/drop-off accessway off of Carson River Road on the west side of the campus.
- The School District must implement a standard operating procedure that addresses pick-ups/drop-offs to ensure that incoming and outgoing trips to the school effectively utilize the new one-way, counterclockwise, pick-up/drop-off loop.
- The School District must enter into a development agreement to pay its pro-rata share of

the cost to expand the roundabout at East Fifth Street and Fairview Drive to mitigate EVMS expansion impacts to the westbound approach in the future. The pro rata share will be 14.1% of the total cost of construction and is not to exceed \$35,250, which is 14.1% of the estimated cost of \$250,000. Payment must be made once a roundabout expansion project is approved for construction. If no such project is approved for construction within 10 years of the development agreement being executed, the agreement will become null and void.

- The project contractor must coordinate with Carson City to ensure that construction traffic control for the project does not conflict with traffic control for the District 3, East Fifth Street Reconstruction Project.
- The project must meet applicable Carson City Development Standards including, but not limited to the following:
  - Percolation data must be submitted to verify that the retention basin can drain in 24 hours and must have proper outfall design for larger storms.
  - The parking and landscaping layout must meet Carson City Standard Details and Development Standards.
  - The domestic water line must have an RPPA backflow preventer.
  - Excess stormwater runoff must be mitigated by increasing detention accordingly.
  - A geotechnical report must be submitted with the building permit application. The 2011 report may be utilized if boring or test pits were dug in the vicinity of the addition.

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 and proposed infrastructure are sufficient to provide safe access and circulation if conditions of approval are met.

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

The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project.

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 will meet engineering standards for health and safety if the above conditions of approval are met.

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 Comments**

1. The project must comply with the international Fire Code and northern Nevada fire code amendments as adopted by Carson City.
2. The turn-around at the south end of the parking lot is acceptable as presented. The turnaround must be paved.
3. Provide a sign at the entrance to the turnaround: "For emergency vehicle use only" and "No Parking-Fire Lane."

### **Environmental Control Authority**

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for LU-2020-0046 at 4151 East Fifth Street.

1. An asbestos assessment is required on all applicable material being demolished, per CCMC 12.12.065 and 40 CFR Part 61.
2. After receiving results back from the asbestos assessment, complete Carson City's Acknowledgement of Asbestos Assessment Form. Submit a copy of this form along with a copy of the asbestos assessment at the Carson City Building Department, per CCMC 12.12.065.
3. An EPA 10-Day Notification may be required, dependent on the results of the asbestos assessment.
4. Please note: if any asbestos containing material is to be taken to the Carson City Landfill for disposal, you must first obtain an Industrial Waste Manifest from the ECA before this material will be allowed to enter the landfill, per CCMC 12.12.050.

### **FINDINGS:**

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

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

The proposed expansion of the existing Eagle Valley Middle School is consistent with the Master Plan. The subject property is in the Public/Quasi-Public (PQP) master plan designation. The PQP designation is intended for schools, government offices, community centers, fire stations, airports, libraries, hospitals, and other similar uses. The project is proposed at the existing site of the Eagle Valley Middle School and will increase the school's capacity from 762 to 950 students.

#### **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 project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood. The proposed expansion is

consistent with the existing school building and will maintain a minimum of 118 feet from the nearest residences. The site is immediately adjacent to single-family residences to the east and south. The expansion will not result in additional impacts from noise, vibrations, fumes, odors, dust, glare or physical activity. Any exterior lighting will be required to meet Division 1.3 of the Development Standards to ensure that lights are shielded and directed downward away from adjoining properties and the night sky. Additionally, parking areas are oriented and/or screened to shield the adjacent residences from vehicle headlights.

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

A traffic analysis was conducted and concluded that mitigations are necessary for safe vehicular and pedestrian access. Safe vehicular and pedestrian access will be achieved with the implementation of the recommended conditions of approval requiring the new pick-up/drop-off access off of Carson River Road and payment of the pro-rata share of a roundabout expansion project at East Fifth Street and Fairview Drive. Additionally, staff is recommending a condition requiring the project contractor to develop a traffic control plan for review and approval at least 2 weeks prior to any street or sidewalk closures or lane shifts. This condition is intended to help avoid conflicts between the school expansion project and the City's "East Fifth Street Reconstruction Project."

**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 is located on the site of the existing Eagle Valley Middle School. The proposed addition to the existing school building will not overburden existing public services and facilities. The existing water, sewer, and storm drain infrastructure are sufficient to provide service to the expansion. The project will not overburden public roads with the implementation of the conditions of approval requiring additional pick-up/drop-off access off Carson River Road and payment of a pro-rata share for a roundabout expansion project at East Fifth Street and Fairview Drive. The Fire Department currently serves this site. The building permit will be reviewed for compliance with the Carson City Fire Code and northern Nevada Amendments (2018 IFC).

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

The primary purpose of the Public zoning (CCMC 18.04.170) is to accommodate a wide range of public institutional and auxiliary uses including but not limited to, buildings and facilities owned, leased or operated by the City, Carson City Unified School District, or any other district, the State of Nevada or the federal government. The expansion of the existing Eagle Valley Middle School building is consistent with this purpose. Per CCMC 18.04.170 the use may only be established or modified subject to a Special Use Permit. As conditioned, the project will meet the definition and specific standards set forth in Title 18.

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

The proposed expansion is consistent with existing uses on-site. The project will not be detrimental to the public health, safety, convenience and welfare. The structure will require a building permit to ensure that the buildings are constructed to current standards.

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

The proposed expansion of the school building is consistent with other uses on-site. The site is adjacent to single-family residences to the east and south; however, the proposed expansion will be a minimum of 118 feet from the nearest residence. Staff has incorporated recommended conditions of approval to require all exterior lighting be shielded and directed downward and for the continued maintenance of the existing chain link fence with privacy slats between the parking area located in the southeast portion of the site and adjacent residences. As conditioned, the expansion of the school will not result in material damage or prejudice to other property in the vicinity.

Attachments:

Public Comment- Treadaway email 12/14/2020  
Application LU-2020-0046

RECEIVED

DEC 14 2020

LATE MATERIAL

**From:** whtreadaway <reg.only.treadaway@protonmail.ch>  
**Sent:** Monday, December 14, 2020 11:35 AM  
**To:** Planning Department <planning@carson.org>  
**Subject:** Public Comment for Planning Commission Meeting 15 December, 2020 Regarding Eagle Valley Middle School Special Use Permit LU-2020-0046

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

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OFFICIAL PUBLIC COMMENT -

I am William Treadaway, Carson City resident and neighbor to Eagle Valley Middle School (EVMS).

Thank you to the Planning Commission for this opportunity to provide public comment regarding the Eagle Valley Middle School Special Use Permit LU-2020-0046.

This project discusses the addition of infrastructure that would, initially, handle approximately 950 students. This results in an approximate 25% increase in student load and excludes additional staff or administration necessary to support the school. I am concerned with several missing aspects relating to the special use permit:

**Traffic:**

As residents surrounding EVMS, we have noticed a significant increase in student pedestrian traffic, staff arrivals and departures, buses and most importantly parental traffic during drop off and pick-up times. The special use permit does not clearly specify what or how the Planning Commission would study or address the increased traffic in the neighborhood. These need to be studied and reported before the special use permit is approved. The recently added school zone areas and times for limiting speed limits in the neighborhood may have helped with the safety of the children, it has not helped with the school related traffic.

It would be easy to suggest that 5th Street be widened, to include pick up and drop off designated spaces as well as a true through lane and a dedicated left turn lane into the east entries of the school parking and pick up areas. In reality, the Planning Commission would need to implement two, in-depth traffic studies to ensure this being a successful project.

The studies should indicate normal neighborhood traffic (most likely measured by automatic traffic counters on 5th street at the intersection of 5th and Carson River Road; Carson River Road after Buzzy's Ranch) which would provide true ingress and egress measurements from our limited access neighborhood.

The second would most likely need to be actual Public Works employees physically observing the congestion and street blockages created by the numbers of parental arrivals and departures for multiple days.

Of course these studies would need to be made without the current impact of Covid-19. The studies need to reflect the real impact observed in the fall of 2019 and the increasing patterns associated with

additional students. Note that the drone results done in 2019 most likely do not reflect the true congestion during pick up and drop offs.

I believe these studies would definitively show the negative impact increased school related traffic has during drop off and pick up times. I also believe these studies would show parental traffic executing illegal U-turns along 5th Street (as promulgated in NRS.484B.363) within a school zone.

The impacts are real - There have been school days, particularly in the afternoons where East bound 5th Street has been completely blocked from the intersection of 5th Street and Carson River Road, whereby vehicular through traffic is not possible. This is directly associated with parental traffic waiting in the east bound lane to enter the pick-up area in front of the school. My fear is a neighbor needs critical medical attention or there is a residential fire and emergency services can not reach the residence, particularly Cambridge Court, Regent Court and/or Brittany Ct. Other residence responses would be delayed, possibly significantly, if emergency services were forced to use Hell's Bells Road or Carson River Road as their main entry.

Additionally, the bike lanes are blocked due to congested parking along both east and west bound lanes of 5th street, in front of and extending from the front of the school waiting to pick up students.

**School Visual, Noise and Light Impact:**

I would like to see how the school will mitigate visual, noise and lighting pollution now, as well as after the expansion.

Currently, the video display on the North side of the building remains on 24 / 7. At night, the glaring lights detract from the aesthetic value of the neighborhood. On non-school days (holidays, breaks, weekends), the tones for school starting and ending continue to sound. This noise and light pollution should be easily remediated by turning them off during non essential usages. In addition, the neighborhood as well as the citizens of Carson need to be actively involved in the visual impact the school will have, especially since it may well be the tallest structure on the east side of the city. During the demolition, the school information marquee should be removed, as the school no longer uses the marquee and it does not serve the community in any way. As such, it detracts from the visual aesthetics of the neighborhood.

I again thank the Planning Commission for this time and look forward to the aforementioned items being addressed and implemented.

Respectfully,

William Treadaway

# CARSON CITY SCHOOL DISTRICT EAGLE VALLEY MIDDLE SCHOOL EXPANSION

Special Use Permit

November 2020

*(Rev. December 2020)*



Prepared For:



1402 West King Street Carson City, NV 89703

Prepared By:



241 Ridge Street, Suite 400 Reno, NV 89501

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## APPENDICES

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- SUP Application (includes Applicant's Acknowledgement)
- Master Plan Policy Checklist
- Documentation of Taxes Paid-to-Date
- Site Plan/Plan Set
- Building Elevations & Floor Plans
- Project Impact Reports (Water, Sewer, Drainage)
- Traffic Impact Study

## PROJECT LOCATION

Eagle Valley Middle School is located at 4151 E. Fifth Street (APN 010-035-27), approximately 1/3 mile east of Fairview Drive.

**Figure 1: Project Location**



## Eagle Valley Middle School Expansion Special Use Permit (rev. Dec. 2020)

## EXISTING CONDITIONS

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Eagle Valley Middle School (EVMS) is a fully-accredited public middle school for grades 6-8. There are currently 762 students attending EVMS. The existing campus was constructed in 1981 as the second of two middle schools within Carson City School District (CCSD).

The existing school is two stories (+/- 93,000 sq. ft.) and, in addition to classroom and office facilities, the campus includes sports fields and courts, a solar panel array, a track, walking paths, and paved parking areas.

**Figure 2: Surrounding Property Designations**

Direction	Master Plan	Current Zoning	Current Land Use
North	Low Density Residential	Single-Family 21,000 sf PUD	Single Family Residential
East	Low Density Residential	Single-Family 21,000 sf PUD	Single Family Residential
South	Low Density Residential/ Parks and Recreation	Single-Family 21,000 sf/ Public Community	Single Family Residential/ Undeveloped
West	Conservation Reserve	Public Regional	Undeveloped

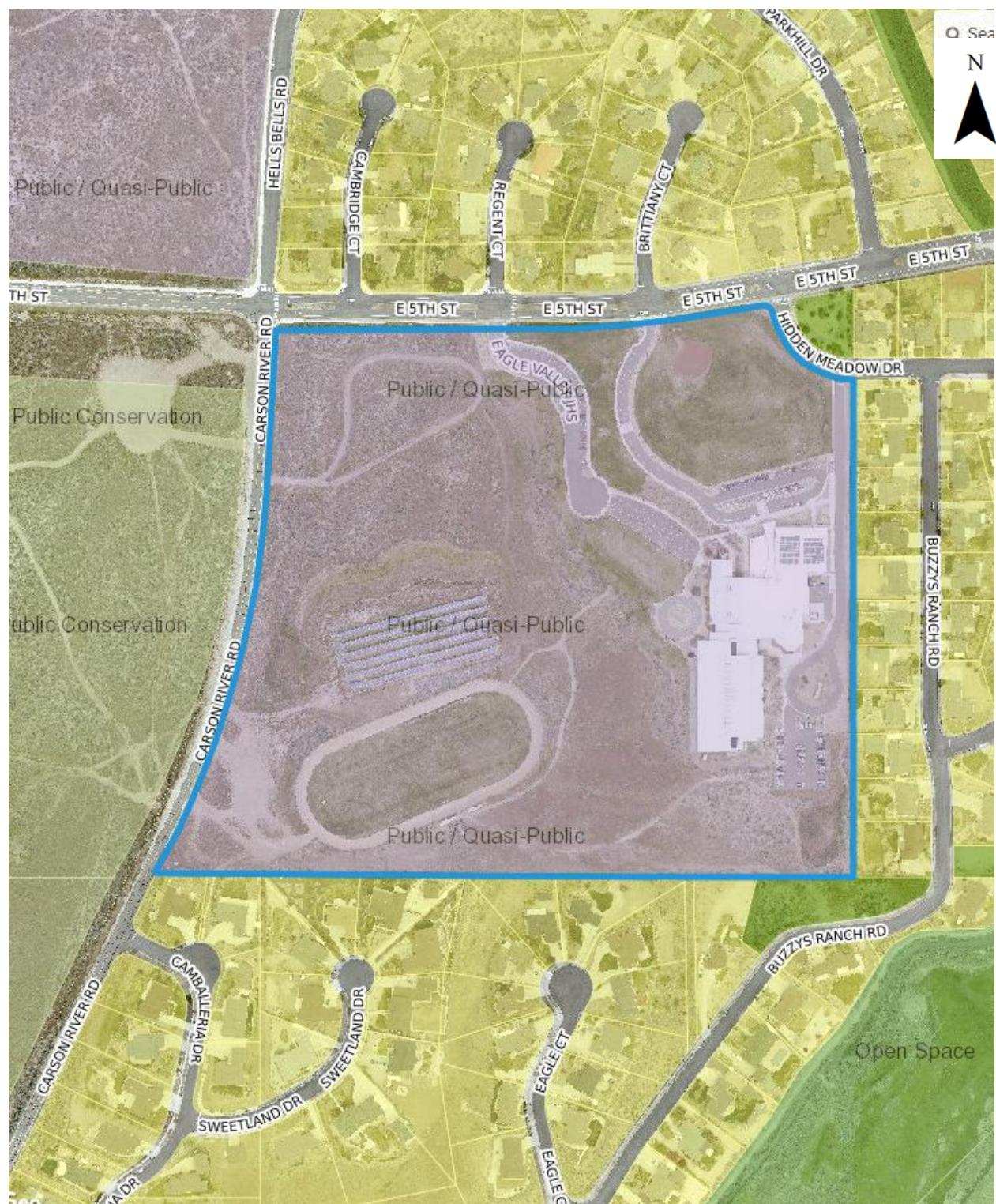
## MASTER PLAN AND ZONING DESIGNATIONS

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The project site has a Master Plan designation of Public/Quasi Public and a zoning designation of Public (P). A school is a conditional use which requires a Special Use Permit in the Public zoning designation (Carson City Municipal Code Section 18.04.170).

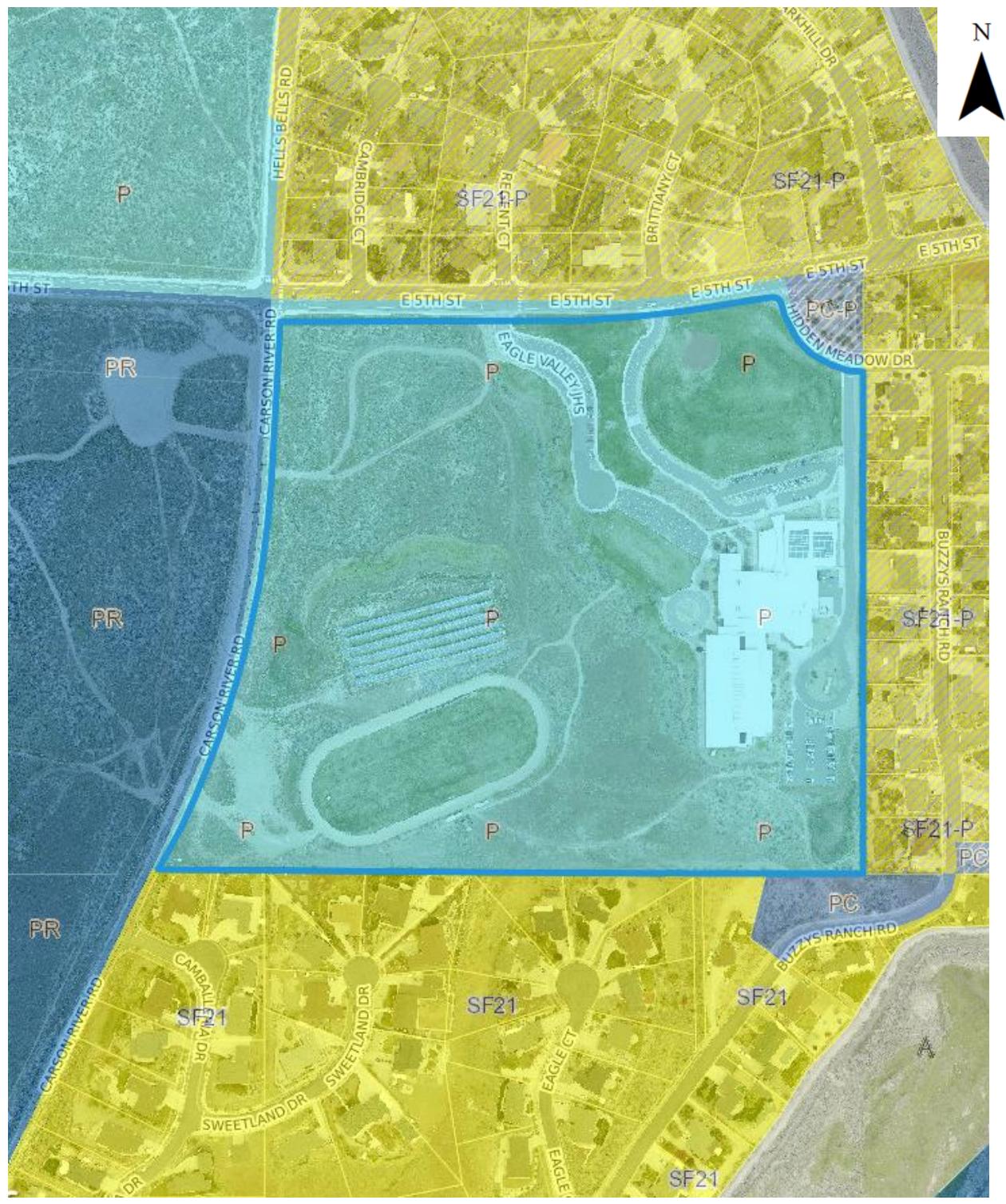


Figure 3: Master Plan Designation (Public/Quasi-Public)



Project  
Boundary

**Figure 4: Zoning Designation (Public)**



## Project Boundary

## APPLICATION REQUEST

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The enclosed application is for:

1. **SPECIAL USE PERMIT for the expansion of Eagle Valley Middle School. A school is a conditional use in the Public (P) zoning designation (CCMC Section 18.04.170(3)).**

## PROJECT DESCRIPTION AND JUSTIFICATION

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Carson City School District is proposing to expand EVMS to provide additional classroom capacity, associated building facilities, and a courtyard area for outdoor learning. The project will allow for additional student capacity, with an increase from 762 students to +/- 950 students. The building expansion of EVMS and increased capacity will help to alleviate overcrowding at Carson Middle School by allowing for modified attendance zones between the two schools.

In addition to providing increased student capacity, the project will enhance students' educational opportunities by providing two STEM labs, a courtyard area for outdoor learning, and an area for a future hoop house.

The proposed building footprint of the expansion area is +/- 10,867 sq. ft. (total new floor area of +/- 20,915 sq. ft.). The courtyard is proposed to be +/- 4,300 sq. ft.

The project includes:

- 10 new classrooms (five on each floor)
- 2 STEM (Science, Technology, Engineering, Mathematics) Labs
- Learning corridors
- Computer rooms
- Offices
- Workrooms
- Staff and general restrooms
- Storage space
- Courtyard area for outdoor learning with built-in benches
- Area for future hoop house
- Carson River Road Access (with additional parking) for drop-off and pick-up

As further detailed in the Traffic Impact Study, a one-way, pick-up/drop-off access loop (Carson River Road Access) is proposed on the west side of the campus, with traffic entering from Carson River Road south of



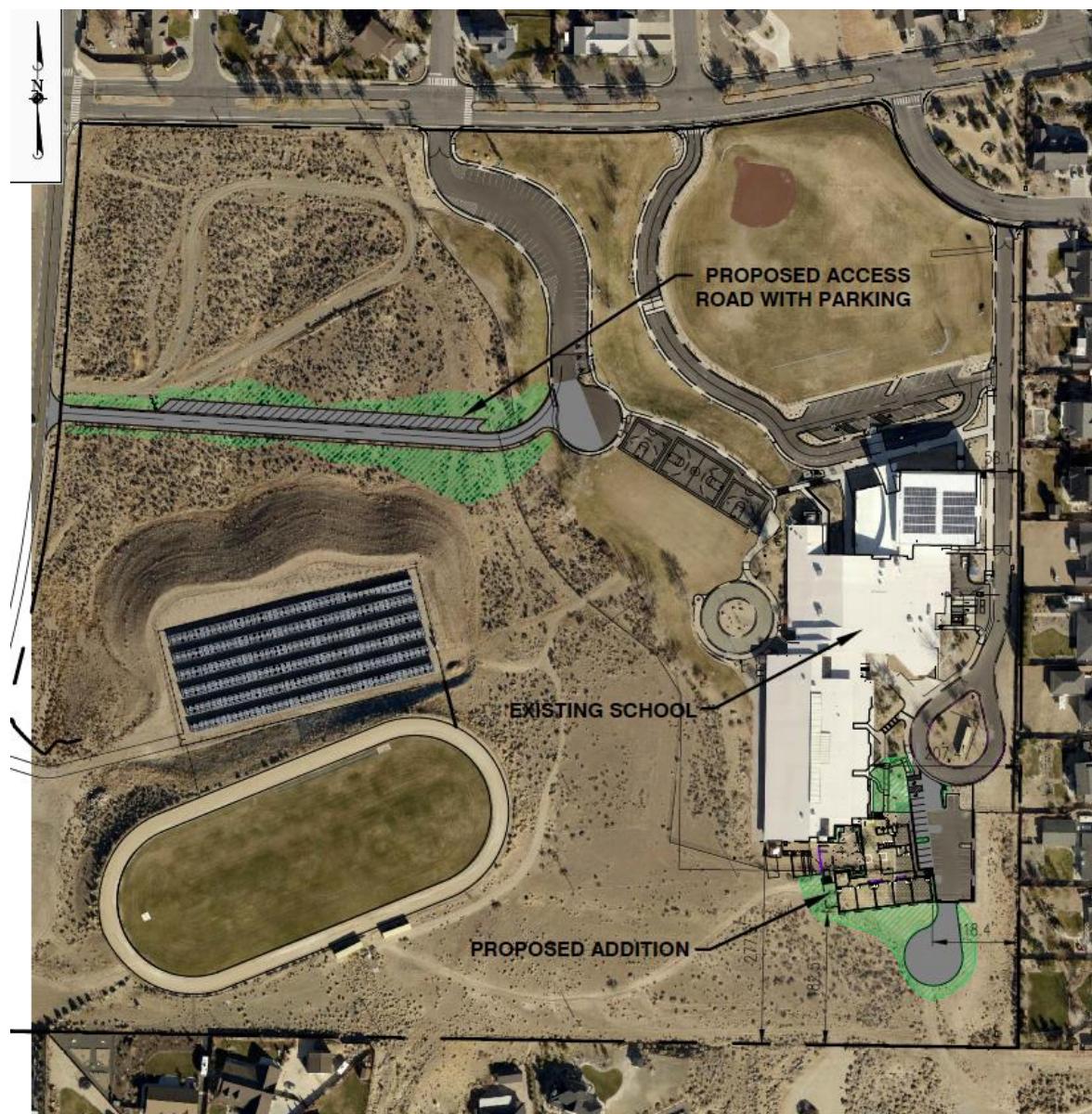
East 5<sup>th</sup> Street and existing the school driveway opposite Regent Court. This, along with improvements proposed in Carson City's upcoming E. 5<sup>th</sup> Street improvement project, will reduce the existing delays.

Underground utilities and certain outdoor features will be relocated to accommodate the expansion area.

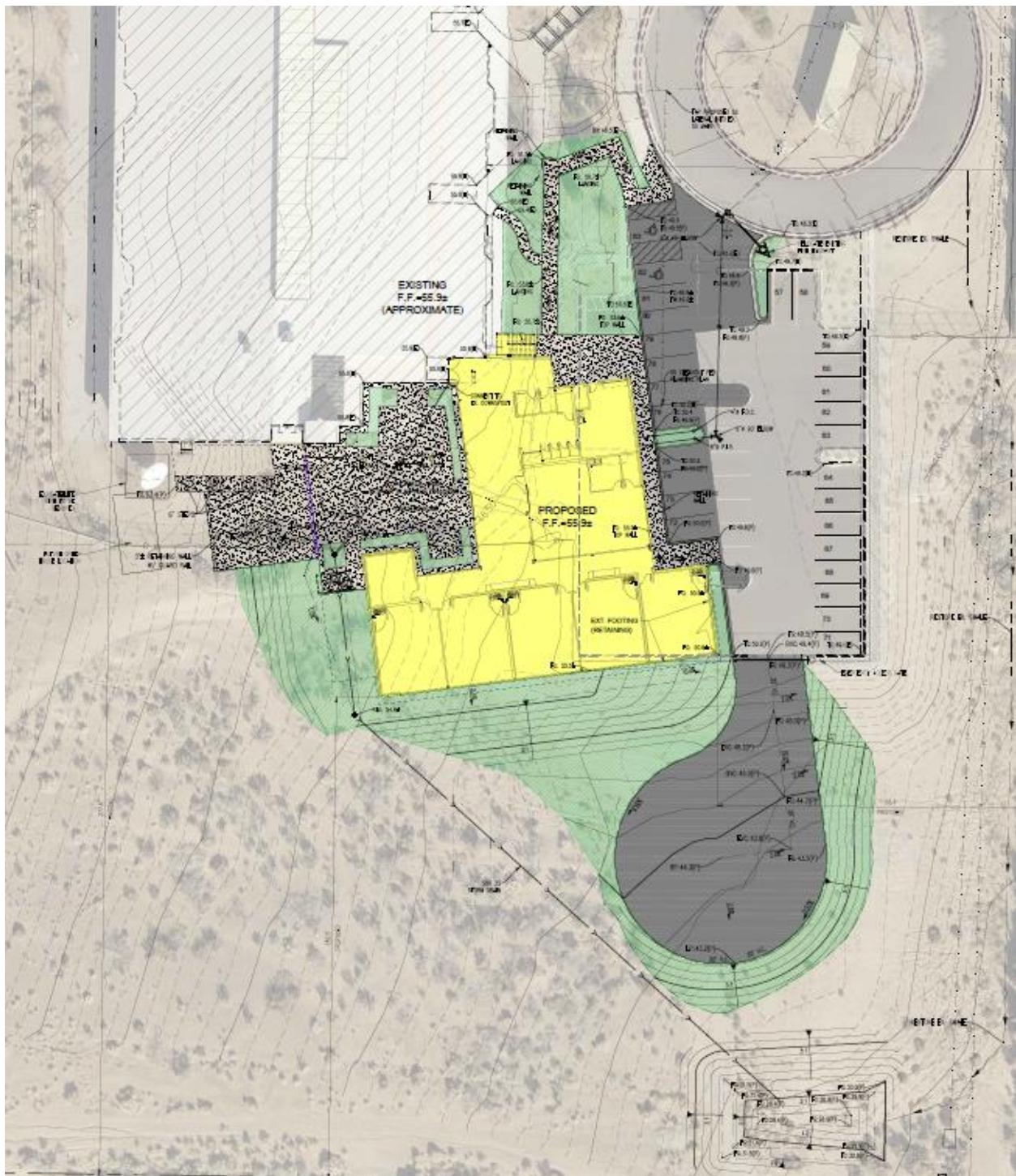
An existing storage building is also included with this SUP to ensure that all storage has been reviewed and approved through the SUP process (please see additional details in the Storage Container section on pg. 15).

**Please note that the site plan, building elevations, and floor plans may change due to final design.**

**Figure 5: Overall Site Plan**



**Figure 5: Site Plan cont.**



## Architecture

The building addition has been designed to match the existing architecture, ensuring a seamless transition. The finishing materials are proposed to incorporate a mix of glass, with varying reflectivity types and coatings; various metal siding styles including corrugated, flat, and perforated; exposed steel, concrete block, and colors that compliment and match the existing building.

**Figure 6: Architectural Renderings**



## Parking

There will be an increase of 10 additional classroom (assumed 10 faculty), and no change to assembly areas. Based on Carson City Municipal Code off-street parking requirements, the expansion requires an additional 15 parking stalls (1.5 spaces for every 1 employee or faculty members plus 1 space for every 20 square feet of seating area in an auditorium or assembly area (Section 2.2)). There will be a net increase of 22 stalls provided with the expansion.

There are three existing parking areas on campus; with one parking area (Lot D, Carson River Road Access) proposed with this expansion (See Figure 7, Parking Lot Locations). There are 119 existing spaces among the three existing parking areas and 141 proposed spaces among the four existing and proposed parking areas:

Lot A: 53 existing spaces

Lot B: 27 existing spaces

Lot C: 41 existing spaces, 27 proposed spaces

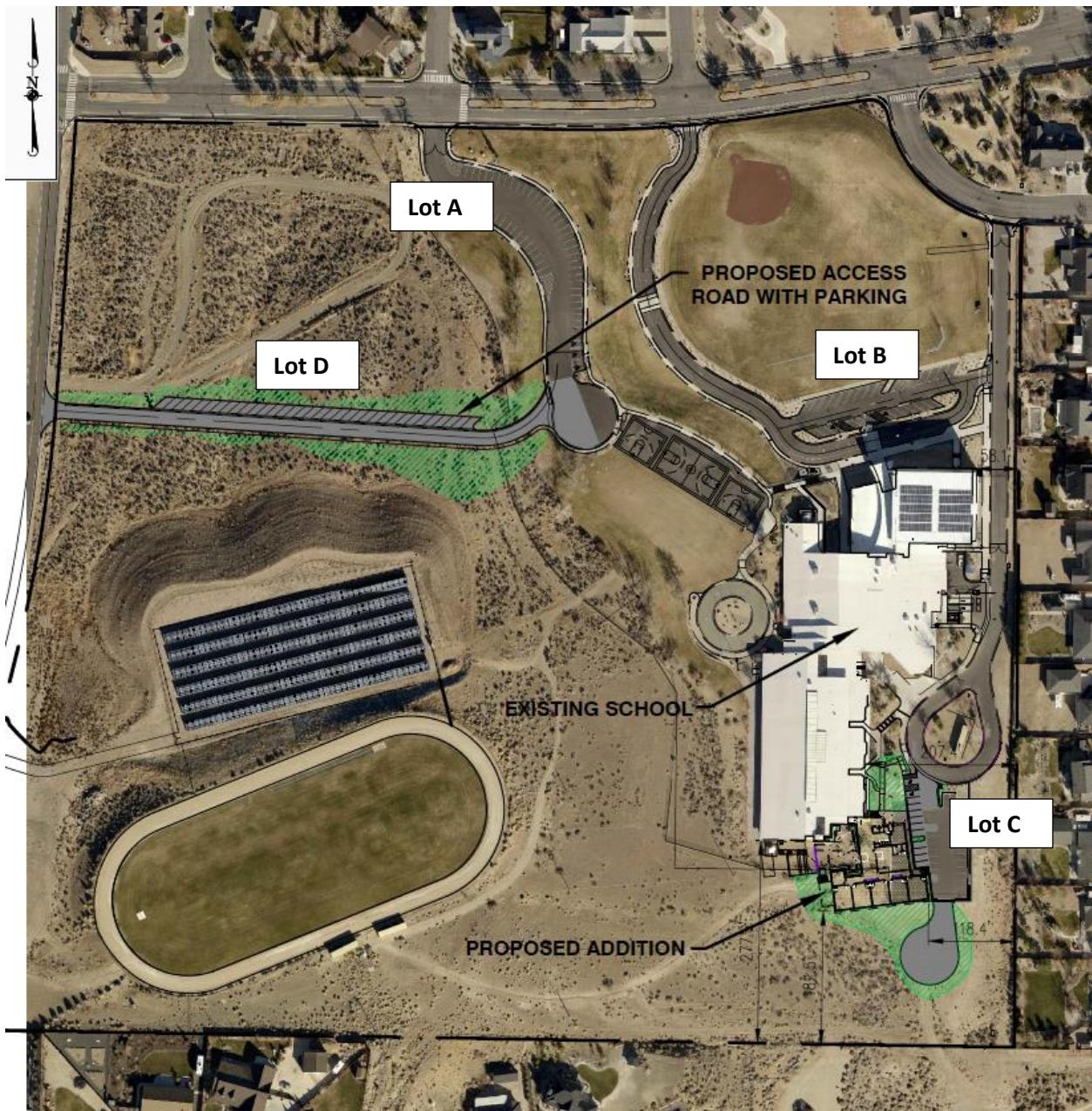
Lot D: 34 proposed spaces

**TOTAL: 119 EXISTING SPACES; 141 PROPOSED SPACES**

Lot A is generally intended for use by attendees to school events and is not proposed to be altered. Lot B is proposed to be expanded to provide additional parking at the front entry. Lot C will be reduced to accommodate the location of the building addition, with a security gate proposed to restrict the lot to use by staff. Lot D provides additional parking along the proposed Carson River Road Access which will be used for drop-off and pick-up.



Figure 7: Parking Lot Locations



**Figure 8: Building Elevations (full size in application package)**

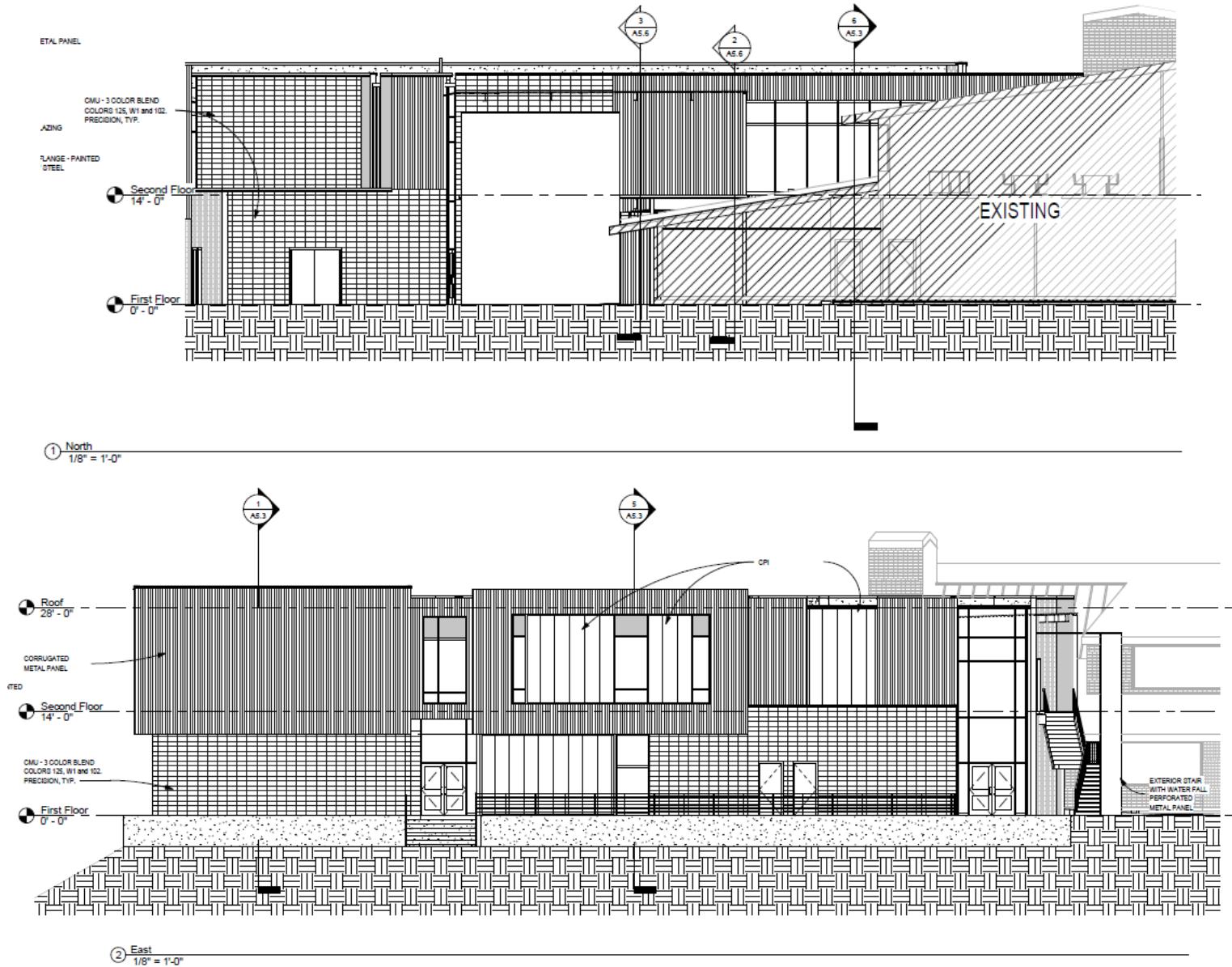
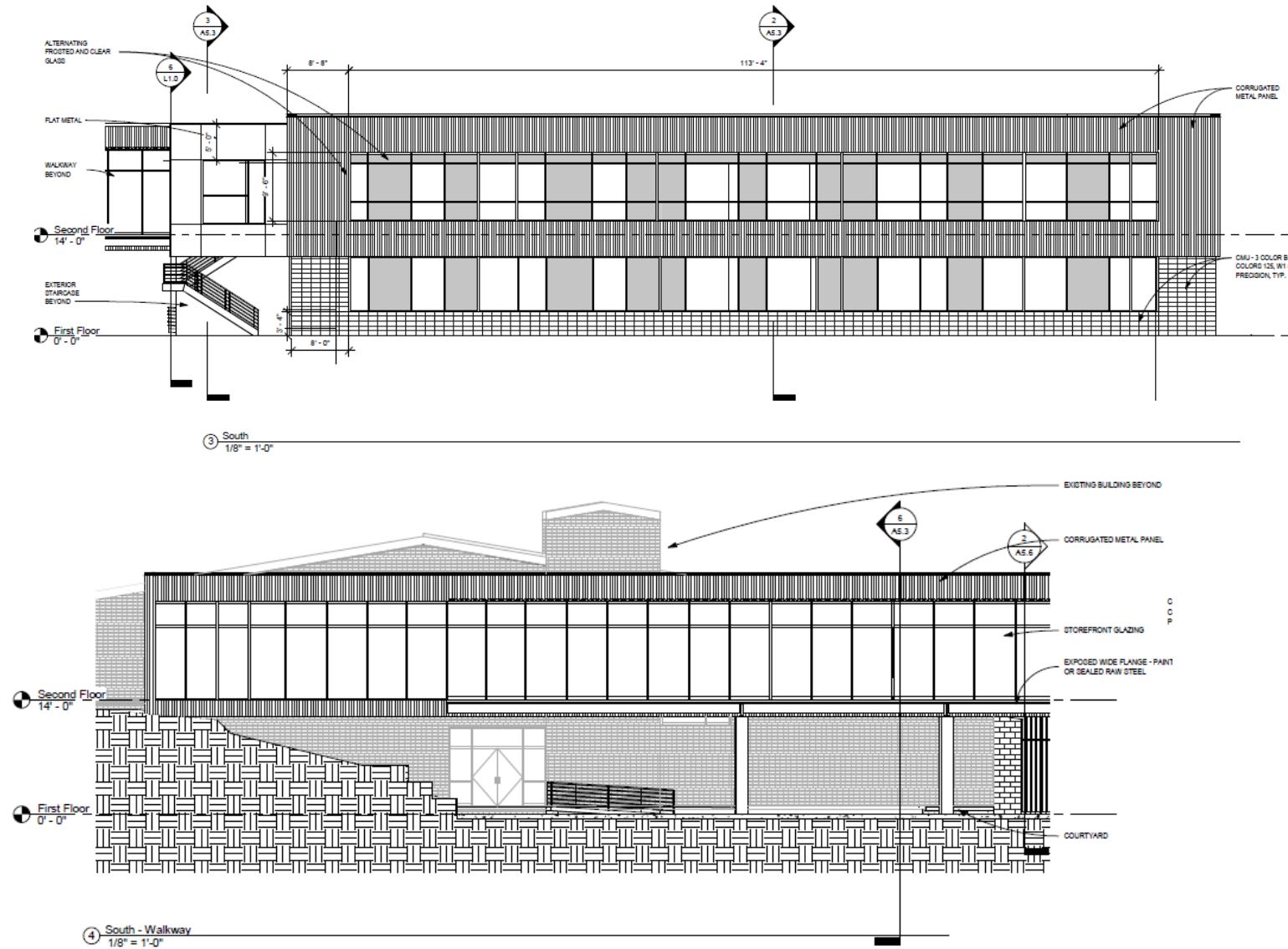
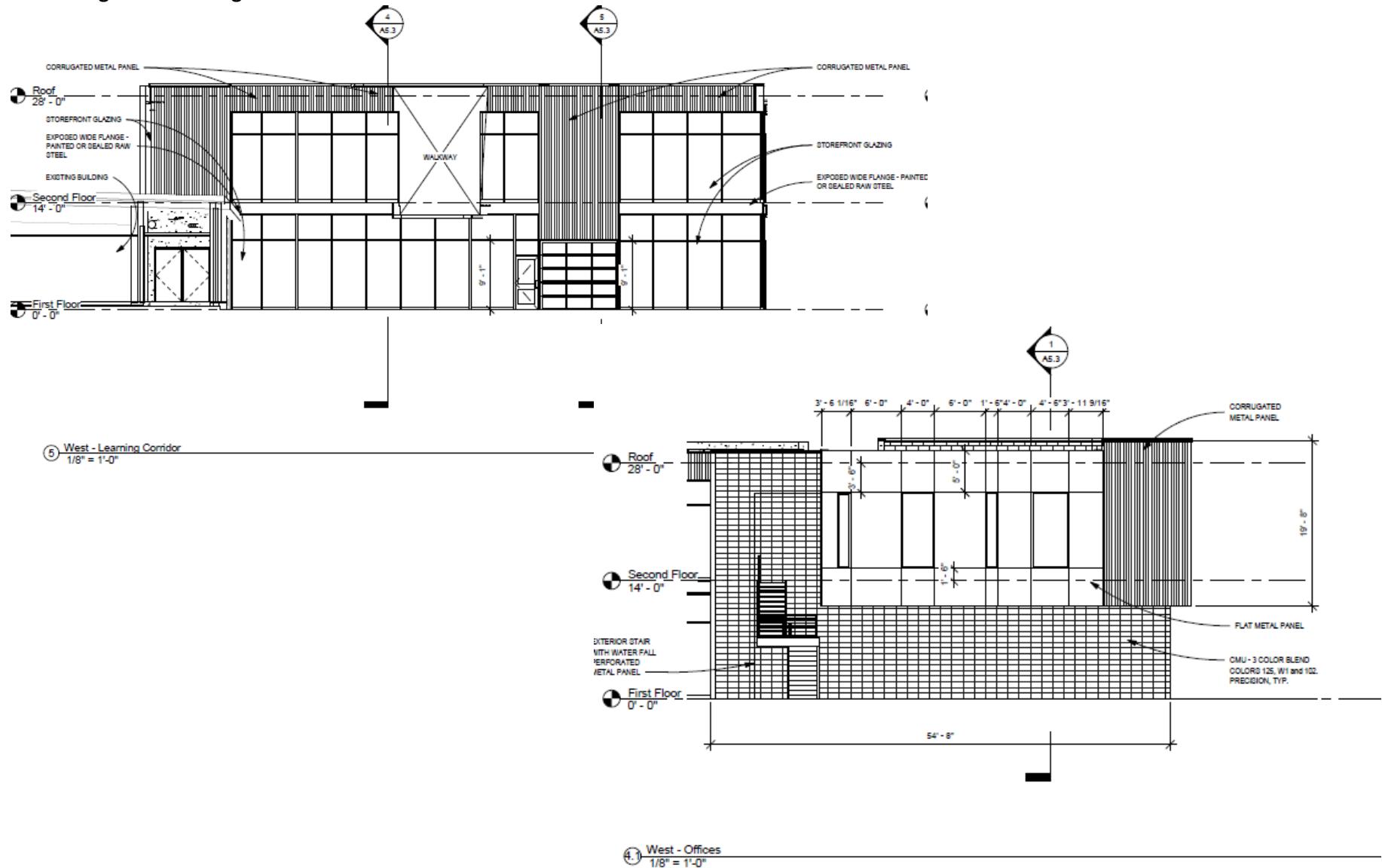


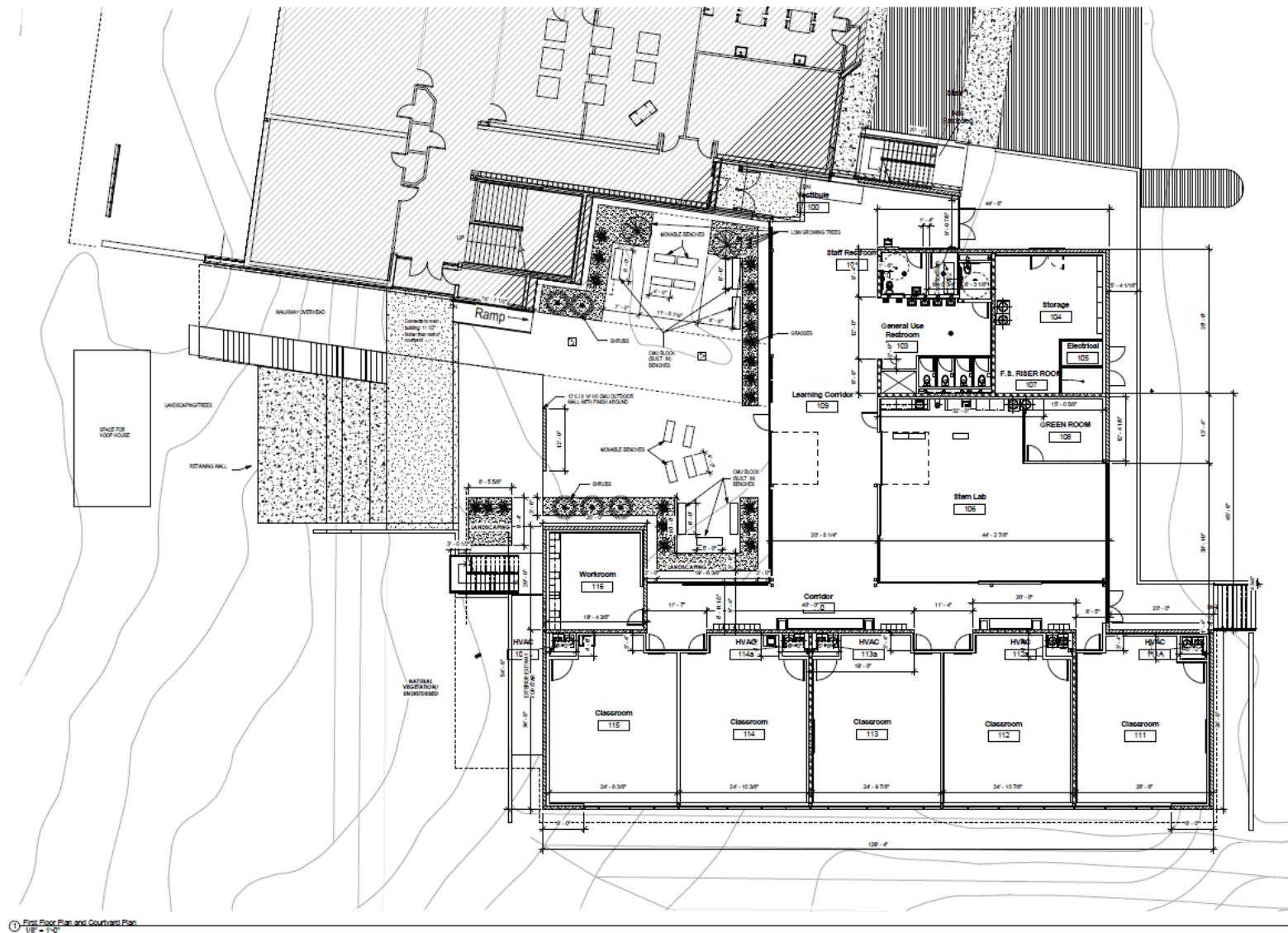
Figure 8: Building Elevations cont.



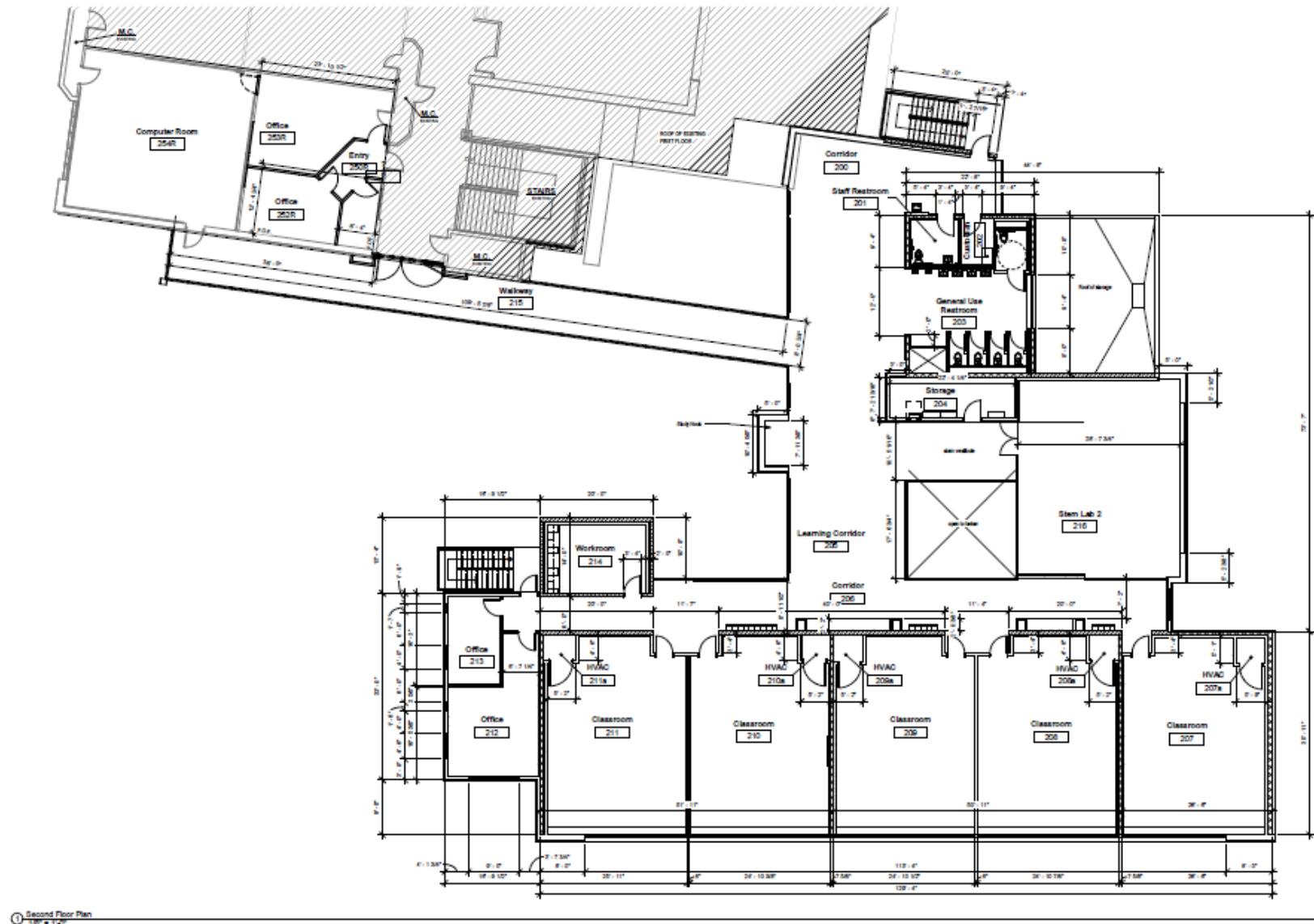
**Figure 8: Building Elevations cont.**



**Figure 9: Floor Plans** (full size in application package)



**Figure 9: Floor Plans cont.**



## Storage Facilities

Previous SUP applications have been approved (SUP-11-027, SUP-16-048 and SUP-16-048-1) for the school, allowing for enclosed metal storage containers at the track, and on the east side of the campus within the cul-de-sac “bulb”. Currently, there is one storage container located at the track (Storage A) and two screened storage containers in the cul-de-sac bulb area (Storage B). Please note that there were previously two storage containers at the track, however the two containers have been consolidated into one. There is a separate, existing storage container located on the east side of the campus adjacent to the trash enclosure, that has not been included in previous SUP approvals (Storage C).

To ensure that all storage containers have been approved, the existing storage container on the east side of the school (Storage C) is included for review with this SUP application. In preparing this application, it was noted that there is storage material outside of the container. This has been cleaned up and the applicant will provide for slatted fencing to ensure that the storage area is adequately screened.

**Figure 10: Existing Storage Container Locations**



**Figure 11: Existing Storage Container (Storage C)**



## **Development Standards**

The Carson City Municipal Code does not set Development Standards in the Public zoning district (Section 18.04.195). Building height, building setbacks, minimum area, and maximum lot depth are determined by special use permit.

The expansion will occur on the southeast area of the parcel, which will expand the building footprint along the southern and eastern parcel boundaries.

Building Height: ..... +/- 31 ft. to the parapet (approximately one foot below the existing two-story structure)

### **Building Setbacks**

Front: ..... +/- 504 ft.; no change- existing building setback from E. 5<sup>th</sup> Street

East Side: ..... +/- 118 ft. proposed structure to the existing adjacent homes

West/Street Side: ..... +/- 1,085 ft. no change- existing building setback from Carson River Road

Rear: ..... +/- 182 ft. proposed structure to the existing adjacent homes

Lot Area: ..... 39.22 acres (parcel size)

Maximum Lot Depth: ..... +/- 1,300 ft. (deepest parcel of the parcel)

## **Landscaping**

Public uses are required to comply with Division 3, Landscaping, of the Carson City Municipal Code. Landscaping is shown on the Site Plan. It is expected that the final Landscaping Plan will be reviewed with the improvement plans.

## **Utilities *(Please see detailed Project Impact Statements included with this application)***

**Water**- The school is current served by an existing 6" water line that will be extended to provide service to the expansion area. There are approximately 216 water fixture units associated with the building expansion, with approximate total usage of 95 gpm. Fire flow is required at 3,000 gpm for 3 hours, which may be reduced to 1,500 gpm for hours because of the automatic fire sprinkler system. A fire flow test has indicated that this can be met.

**Sewer**- There is an existing 8" sanitary sewer main accessing the project area, which remains the existing source of sewer for the school and proposed expansion. The expansion project will include a new 4" lateral to tie into the existing sewer main in the turnaround area to the east of the existing building. There will be an increase in sewer overall which will be accommodated by the 4" sewer lateral.

**Drainage**- The project is located on an existing school site. The expansion area will be located at the southeast area of the parcel. Part of the additions is on an existing impervious surface and part is in a field area. Because of this, a detention pond will be added to the southern portion of the property to detain the increased runoff from the 100 year storm event. In addition, during a site visit, it was determined that



the drainage swale along the east side of the property has failed. This drainage swale will be restored and routed to the proposed detention pond.

## Traffic

The proposed expansion is estimated to increase school trips by approximately 501 daily trips, with 230 AM peak hour and 113 afternoon (when school is dismissed) peak hour trips.

**Figure 12: Trip Generation Estimates (from Traffic Impact Study)**

Land Use (ITE Code)	Size	Trips <sup>1</sup>				
		Daily	AM	AM In/Out	Afternoon	Afternoon In/Out
<i>Current Enrollment</i>						
Middle School (522)	772 students	2,169	996	538 / 458	486	224 / 262
<i>Proposed Capacity</i>						
Middle School (522)	950 students	2,670	1,226	662 / 564	599	275 / 324
<b>Net New Trips</b>		<b>501</b>	<b>230</b>	<b>124 / 106</b>	<b>113</b>	<b>51 / 62</b>

Notes: 1. Trips were calculated based on the following rates per student: Daily – 2.81; AM – 1.29 (54% in / 46% out); Afternoon – 0.63 (46% in / 54% out)

Source: Headway Transportation, 2020

The intersections around the school (with or without the expansion) operate at Level of Service F during the highest 15 to 30 minutes of the AM peak hour under Baseline, Baseline Plus Project, 2040, and 2040 Plus Project Conditions. This is because regionally, there is only one main access (E. 5<sup>th</sup> Street) to and from Eagle Valley Middle School and the adjacent neighborhoods, with approximately 95% of school vehicle traffic using the E. 5<sup>th</sup> Street/Fairview Drive intersection and E. 5<sup>th</sup> Street. Nearly 100% of local neighborhood traffic uses the same segments of E. 5<sup>th</sup> Street and the roundabout at Fairview Drive, which compounds the peaking characteristics in the local area.

The E. 5<sup>th</sup> Street/Fairview Drive roundabout is currently over capacity and will become more congested in Future Year conditions (with or without the school expansion). The following improvements would provide better operations and overall circulation, at the E. 5<sup>th</sup> Street/Carson River Road/Hells Bells Road and E. 5<sup>th</sup> Street/Regent Court intersections, with reduced delays:

- The school expansion project should provide a one-way, counter-clockwise, pick-up/drop-off loop on the west side of the campus with traffic entering on Carson River Road south of E. 5<sup>th</sup> Street and exiting the school driveway opposite Regent Court.
- Carson City should construct an eastbound right-turn pocket on E. 5<sup>th</sup> Street at Carson River Road with its upcoming E. 5<sup>th</sup> Street improvement project.

As further detailed in Traffic Impact Study, existing delays in the project area will be reduced with the proposed improvements.



## FINDINGS

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In accordance with Carson City Municipal Code Section 18.02.080, this project has been designed to consider the following:

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

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

The expansion of Eagle Valley Middle School is consistent with the objectives of the Carson City Master Plan elements because it improves and enhances the capacity of an existing public facility. The Master Plan Policy Checklist is included in this application package with additional information.

**2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties of 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 school use is existing in this location and the impacts of the school use on adjacent property will not change. The surrounding neighborhood is comprised of single family residential homes and undeveloped property. The existing school use will be expanded by approximately 25 percent, based on the number of current students (from 762 students to a capacity of +/- 950 students). The project will not have additional impact or be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties of the general neighborhood because the impacts of the existing school will be same.

Any outdoor lighting installed on the exterior of the building will be shielded from neighboring property through height, placement, and wattage. Outdoor lighting will be indicated on improvement plans.

Landscaping will be installed in accordance with Carson City requirements. Landscape areas are shown on the Site Plan and will be reviewed with Improvement Plans.

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

A traffic study has been submitted with the application that details impacts on vehicular and pedestrian traffic, with mitigation measures. Existing conditions will be improved, and existing delays will decrease with the proposed improvements provided through the school expansion project (a one-way, counter-clockwise, pick-up/drop-off loop on the west side of the campus with traffic entering on Carson River Road south of E. 5<sup>th</sup> Street and exiting the school driveway opposite Regent Court), and including improvements in Carson City's upcoming E. 5<sup>th</sup> Street improvement project (eastbound right-turn pocket on the E. 5<sup>th</sup> Street at Carson River Road).



**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.**

As demonstrated in the Project Impact Reports, the project will not overburden existing public services and facilities. Fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements were reviewed during the October 6, 2020 MPR meeting. Comments have been incorporated as appropriate in Improvement Plans to ensure that the facility does not overburden existing public services and facilities.

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

The expansion of Eagle Valley Middle School, part of the Carson City School District, meets the definition of a school as “an institution of learning which offers instruction in the several branches of learning required to be taught in public and private schools of the state of Nevada” (CCMC Section 18.03.010). A school is a conditional use in Public (P) zoning designation (CCMC Section 18.04.170(3)). The school use is existing in this location and the facility will be improved through this project.

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

Expanding the existing school facility will benefit the public health, safety, and welfare by providing an upgraded and expanded facility to Carson City School District students.

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

The school is an existing use in the neighborhood. The improvements to the facilities will not result in material damage or prejudice to other property in the vicinity.

## **MASTER PLAN POLICY CHECKLIST**

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The purpose of the Master Plan Policy Checklist is to provide a list of answers 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 this SUP application. This project complies with the Master Plan and accomplishes the following objectives:

### **Chapter 3: A Balanced Land Use Pattern**

1. N/A- the expansion of the existing school does not represent a level of growth. However, the location of the school is consistent with the Master Plan Land Use Map in location and density. (1.1a)
2. It promotes growth within areas already served by community water and wastewater facilities as it is already served by existing infrastructure. (1.1b)
3. It meets the provisions of the Growth Management Ordinance. (1.1d, Municipal Code 18.12)
4. The school facility is adequately served by city services including fire and sheriff services, and, as part of the School District, will serve to ensure adequate provision of schools in Carson City. (1.5d)



5. The existing school provides for a mix of uses in the neighborhood. (2.1a)
6. Friction Zones are not created. (2.1d)
7. The existing school facility is not located on a hillside. (3.2a)
8. It is sited outside the primary floodplain and away from geologic hazards area. (3.3d,e)
9. Does not create land use conflicts; the existing school facility is situated in a neighborhood with single family residential homes.

#### **Chapter 4: Equitable Distribution of Recreational Opportunities**

1. The school facility does not create demand for new park facilities; the school provides additional recreational opportunities in the playground area. (4.1b)

#### **Chapter 5: Economic Vitality**

1. The school facility provides educational opportunities for the development and/or upgrade of skills required for employment, advancement, and entrepreneurship. (5.1e)
2. The school is a public service and facility necessary to sustain a high quality of life and attract business investment. (5.5e)
3. The school is an existing educational resource of the community that can be used as an economic development tool. (5.5g)

#### **Chapter 6: Livable Neighborhoods and Activity Centers**

1. Durable materials will be used in construction. (6.1a)
2. The project will promote variety and visual interest through the incorporation of building styles and colors, and other features in accordance with the Special Use Permit (6.1b).
3. The project will 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)
4. It provides appropriate height, density, and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill project in accordance with the Carson City Municipal Code. (6.2a, 9.3b, 9.4a)
5. The proposed project is compatible with the surrounding development of residential homes. (9.1a)
6. The proposed project is not spot zoned. It is higher density residential development among other areas of residential and commercial development and is compatible with existing development.

#### **Chapter 7 A Connected City**

1. Sidewalks are already constructed around the school (Hidden Meadow Drive and East 5<sup>th</sup> Street) and through the parking areas. Sidewalks connecting the entrance with the surrounding neighborhood. (12.1a, 12.1c)



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

## FILE #

APPLICANT PHONE #  
Carson City School District/Mark Johnson 775-283-2000

MAILING ADDRESS, CITY, STATE, ZIP  
1402 King Street, Carson City, NV 89703

EMAIL ADDRESS  
mjohnson@carson.k12.nv.us

PROPERTY OWNER PHONE #  
same

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #  
Manhard Consulting/Karen Downs 775-321-6538

MAILING ADDRESS, CITY STATE, ZIP  
241 Ridge Street, Reno NV 89501

EMAIL ADDRESS  
kdowns@manhard.com

### FOR OFFICE USE ONLY:

CCMC 18.02.080

## SPECIAL USE PERMIT

**FEE\*:** **\$2,450.00 MAJOR**  
**\$2,200.00 MINOR (Residential zoning districts)**  
**+ noticing fee**  
\*Due after application is deemed complete by staff

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

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

**CD or USB DRIVE with complete application in PDF**

### Application Received and Reviewed By:

Submittal Deadline: Planning Commission application submittal schedule.

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

Project's Assessor Parcel Number(s): Street Address  
010-035-27 4151 E. Fifth Street

Project's Master Plan Designation Public/Quasi-Public	Project's Current Zoning Public	Nearest Major Cross Street(s) Carson River Road
--	------------------------------------	--

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

Eagle Valley Middle School Expansion- please see attached detailed project description.

### PROPERTY OWNER'S AFFIDAVIT

I, Mark M. Johnson, 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.

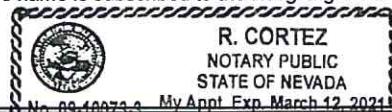
Mark M. Johnson P.O. Box 603 Carson City, NV 89703 10/28/2020  
Signature Address Date

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

STATE OF NEVADA  
COUNTY Carson City )

On October 28, 2020, Mark Johnson, 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.

R. Cortez  
Notary Public



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

## SPECIAL USE PERMIT CHECKLIST

Each application must include the following:

1. Detailed Written Project Description
2. Special Use Permit Findings
3. Master Plan Policy Checklist
4. Documentation of Taxes Paid to Date
5. Project Impact Reports: Provide documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports required per the Carson City Development Standards, Divisions 12, 14 and 15. Contact Development Engineering to determine if these are necessary for your project at (775) 887-2300.
6. Building Elevation Drawings and floor plans
7. Site plan including the following information:

- a. The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded.
- b. Show a north point arrow and site plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals 20 feet on the original site plan:



- c. Vicinity map must be shown on the site plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
- d. Title block in lower right-hand corner including:
  - i. Applicant's name, mailing address, and daytime phone number (including area code).
  - ii. The name, mailing address, and daytime phone number of the person preparing the site plan, if different from applicant.
  - iii. The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
  - iv. Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
  - v. Project title and permit request. (Example: Variance, Special Use Permit).

8. Property lines of the subject property with dimensions indicated.
9. All existing and proposed structures shall be shown, including:
  - a. Distances from property lines indicated by dimensions.
  - b. Distances between buildings shall be indicated on the site plan.
  - c. Clearly label existing and proposed structures and uses, and show dimensions.
  - d. Square footage of all existing and proposed structures.
  - e. If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
  - f. Elevations of any proposed structures/additions.
  - g. All easements.
10. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation.
11. Project access:
  - a. Show the location of proposed street access and all existing accesses of neighboring properties including across the street.
  - b. Show adjoining street names.
  - c. Show all curb cuts with dimension.
12. Show the Assessor Parcel Number(s) of adjoining parcels.

13. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own.
14. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields.
15. If specific landscape areas are required or provided, show with dimensions.
16. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.

### **SPECIAL USE PERMIT APPLICATION FINDINGS**

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

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

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

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

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

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

Explanation:

- A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)
- B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.
- C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.
- D. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.

- E. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscape shown on the plan which complies with City ordinance requirements.
- F. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

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

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

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

Explanation: A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population?

B. How will your project affect police and fire protection?

C. Is the water supply serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

E. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

G. Indicate the source of the information that you are providing to support your conclusions and statements made in this application (private engineer, Development Engineering, Public Works, Transportation, title report or other sources).

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

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

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

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

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

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

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

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

**ACKNOWLEDGMENT OF APPLICANT**

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



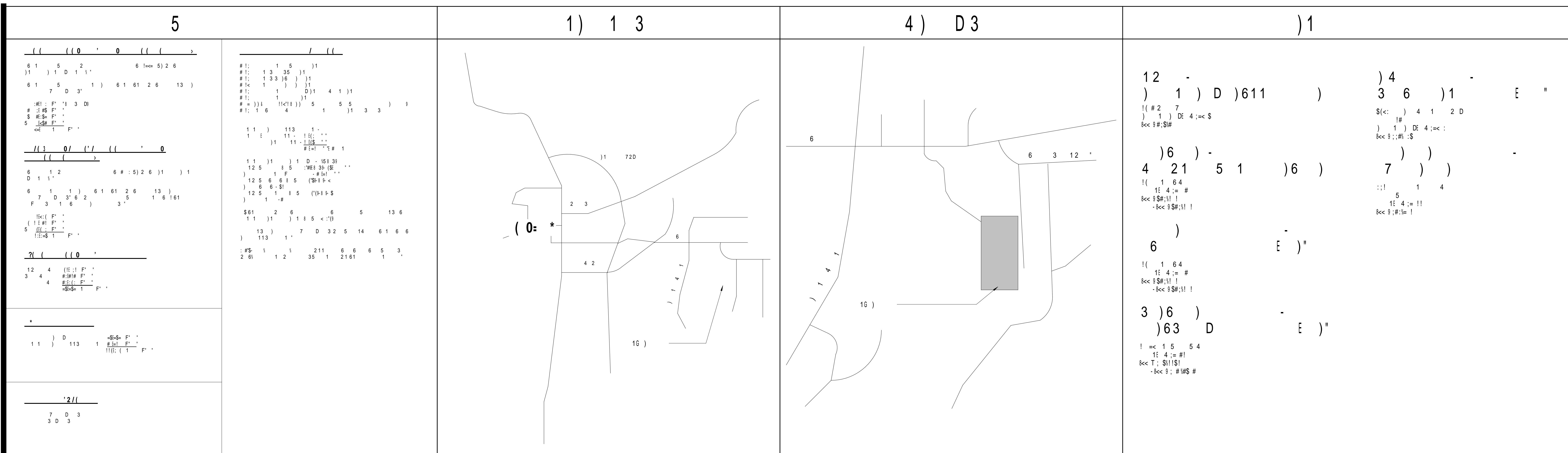
Applicant's Signature

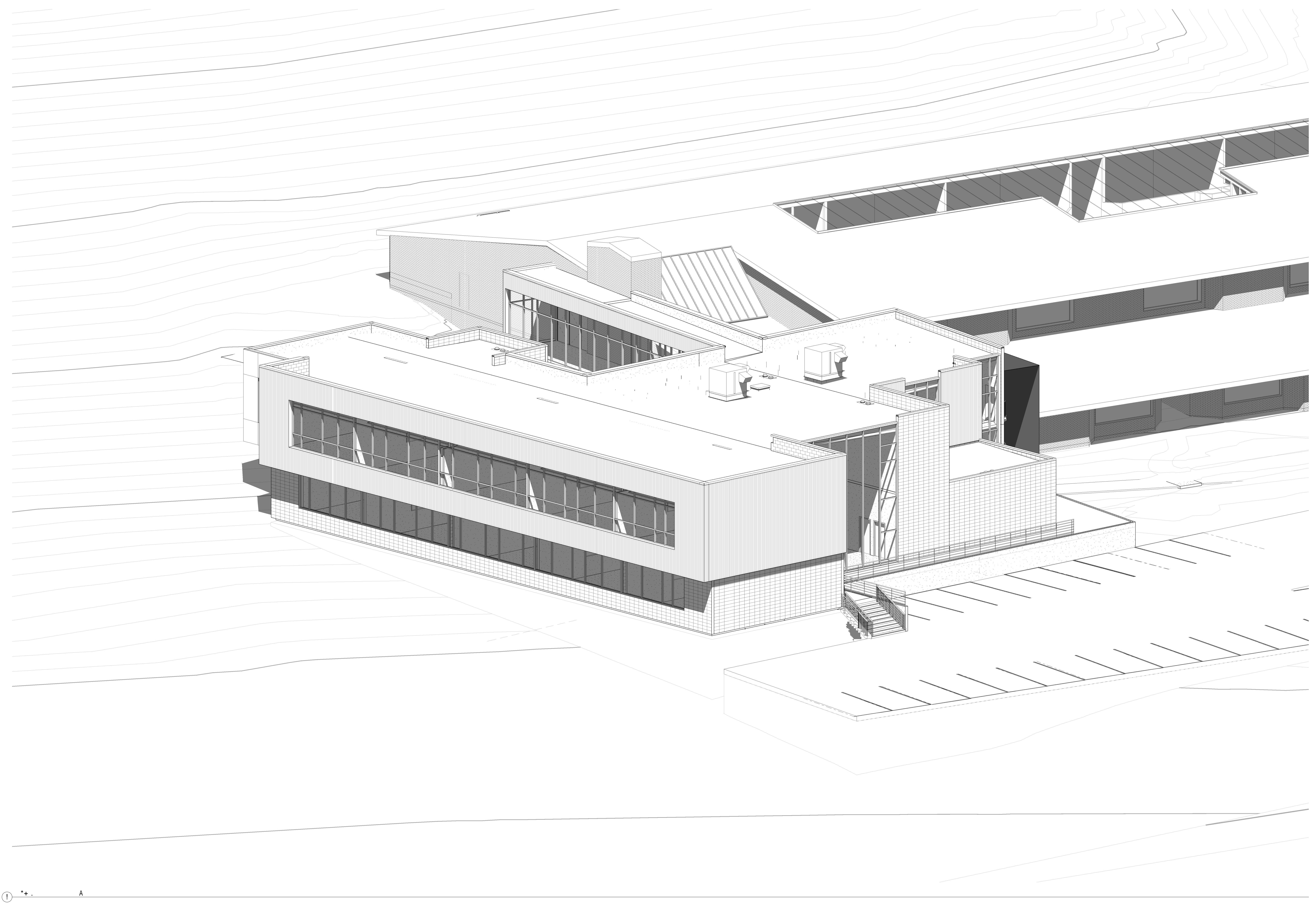
Mark M. Johnson

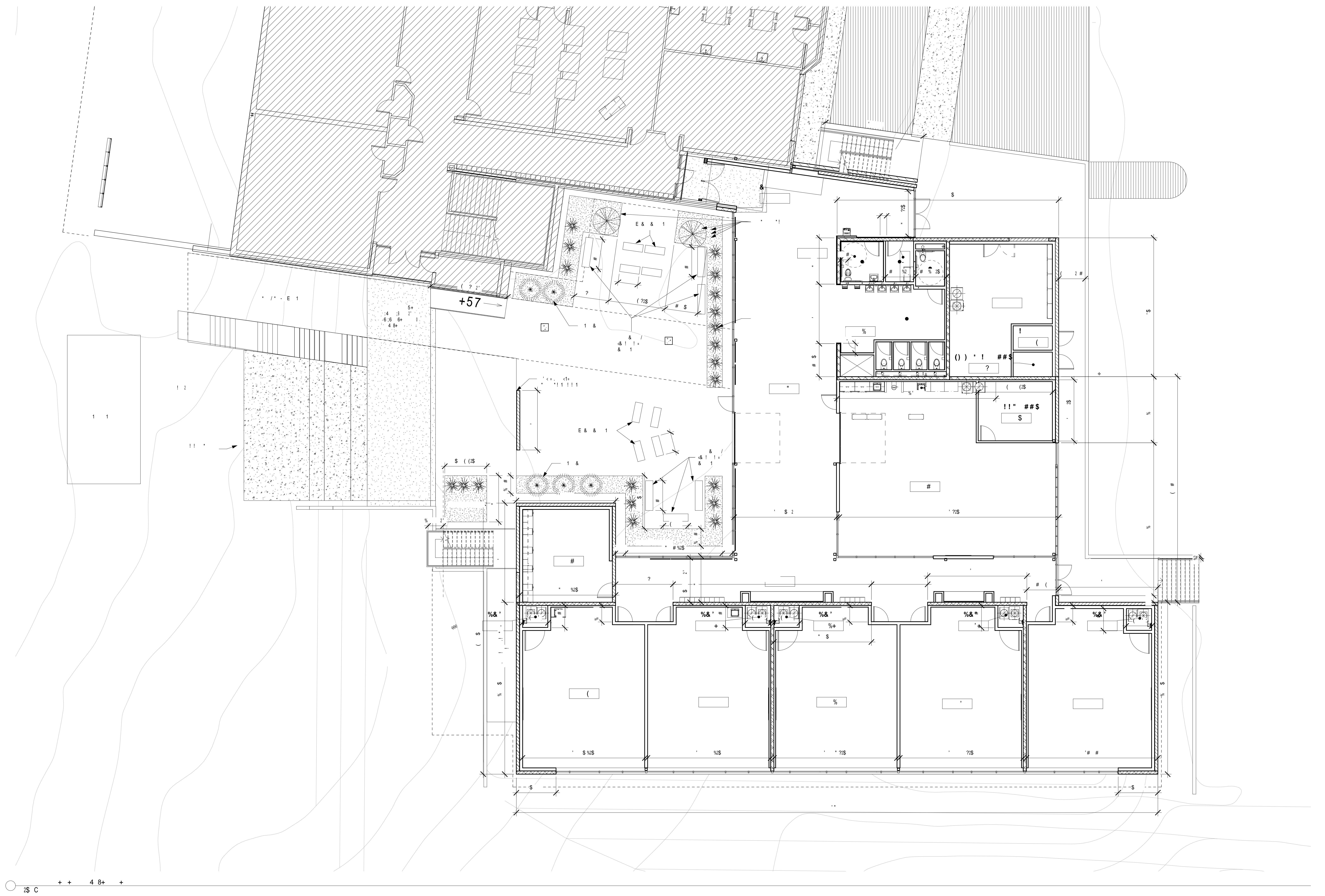
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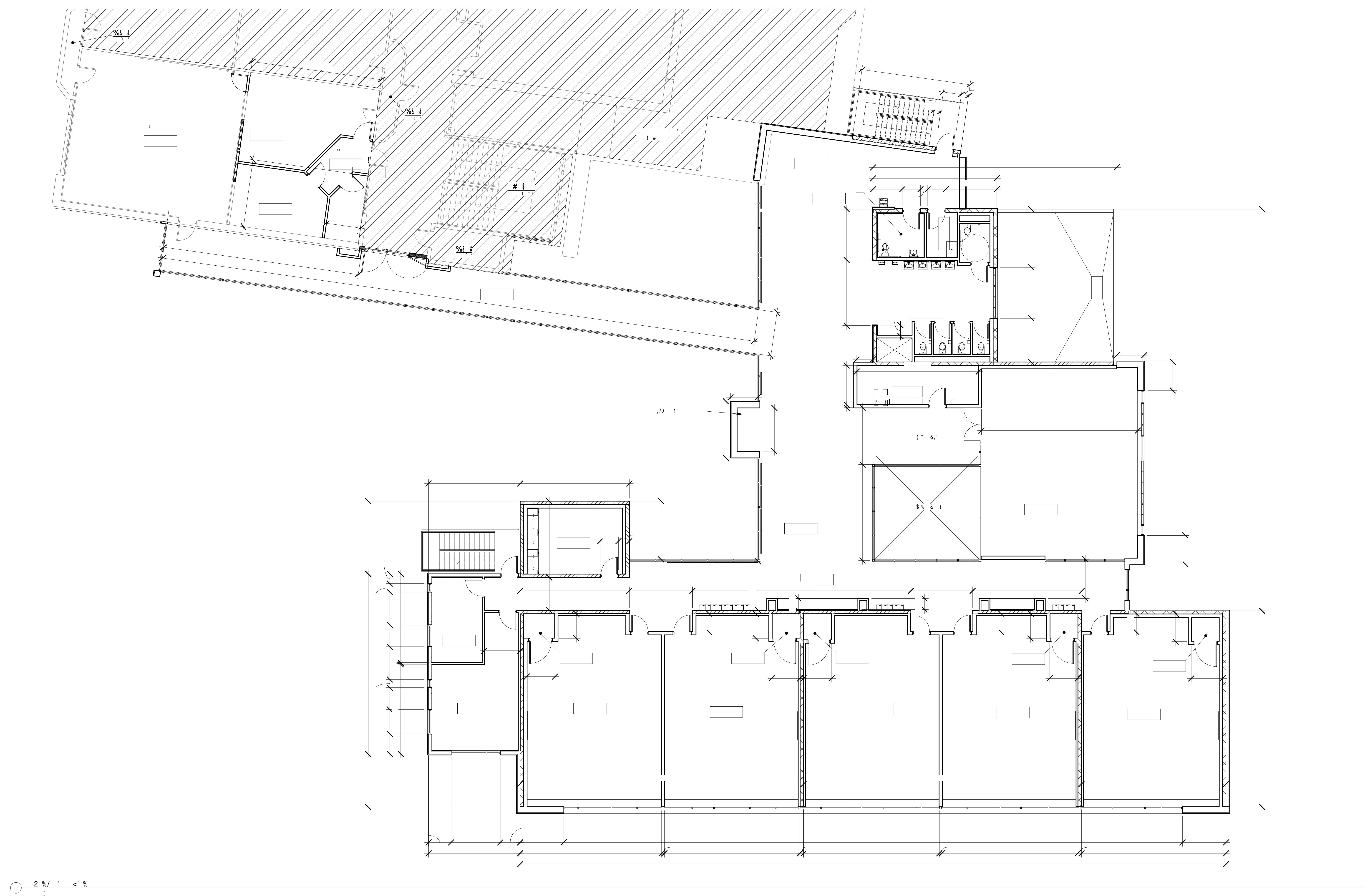
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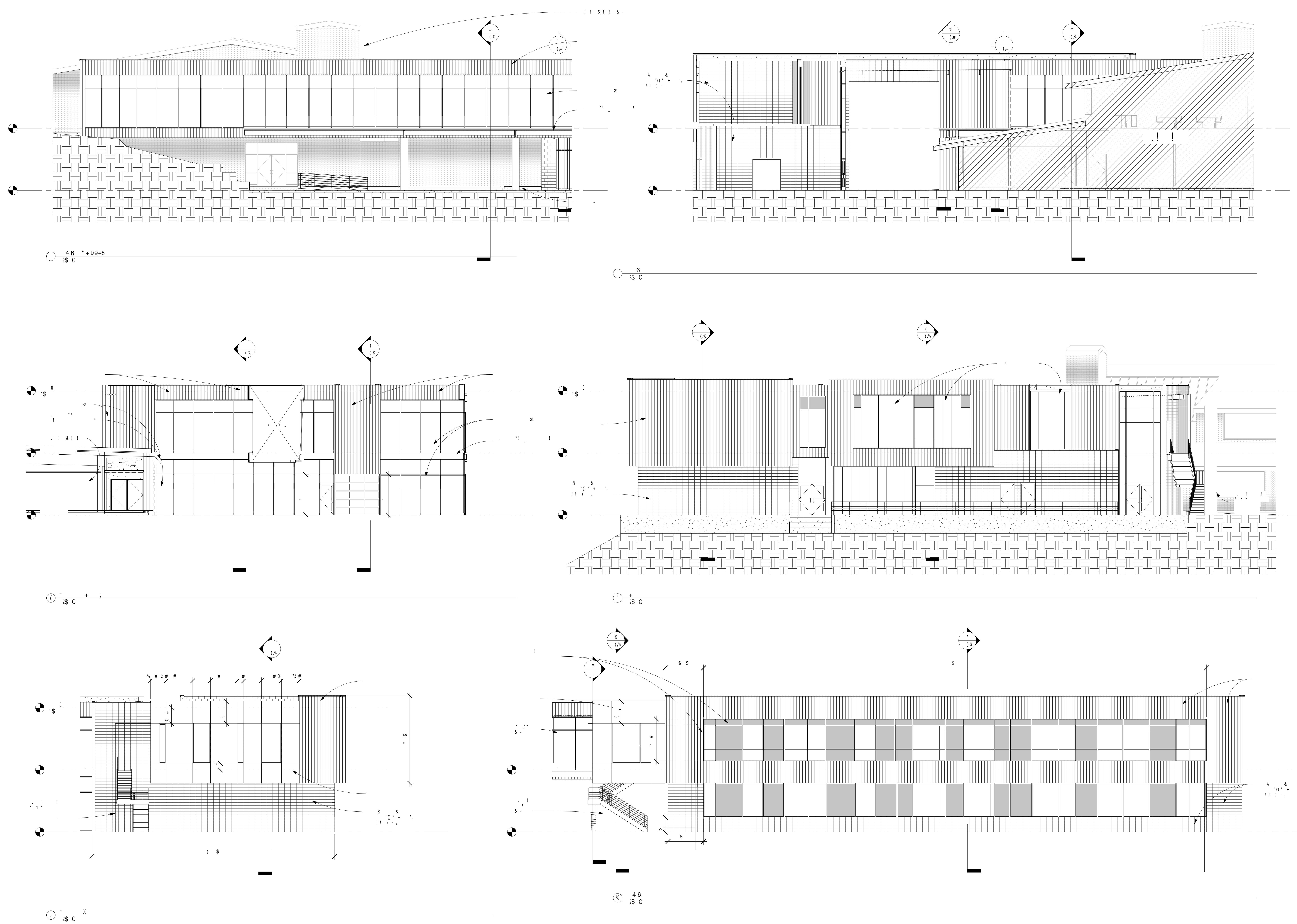
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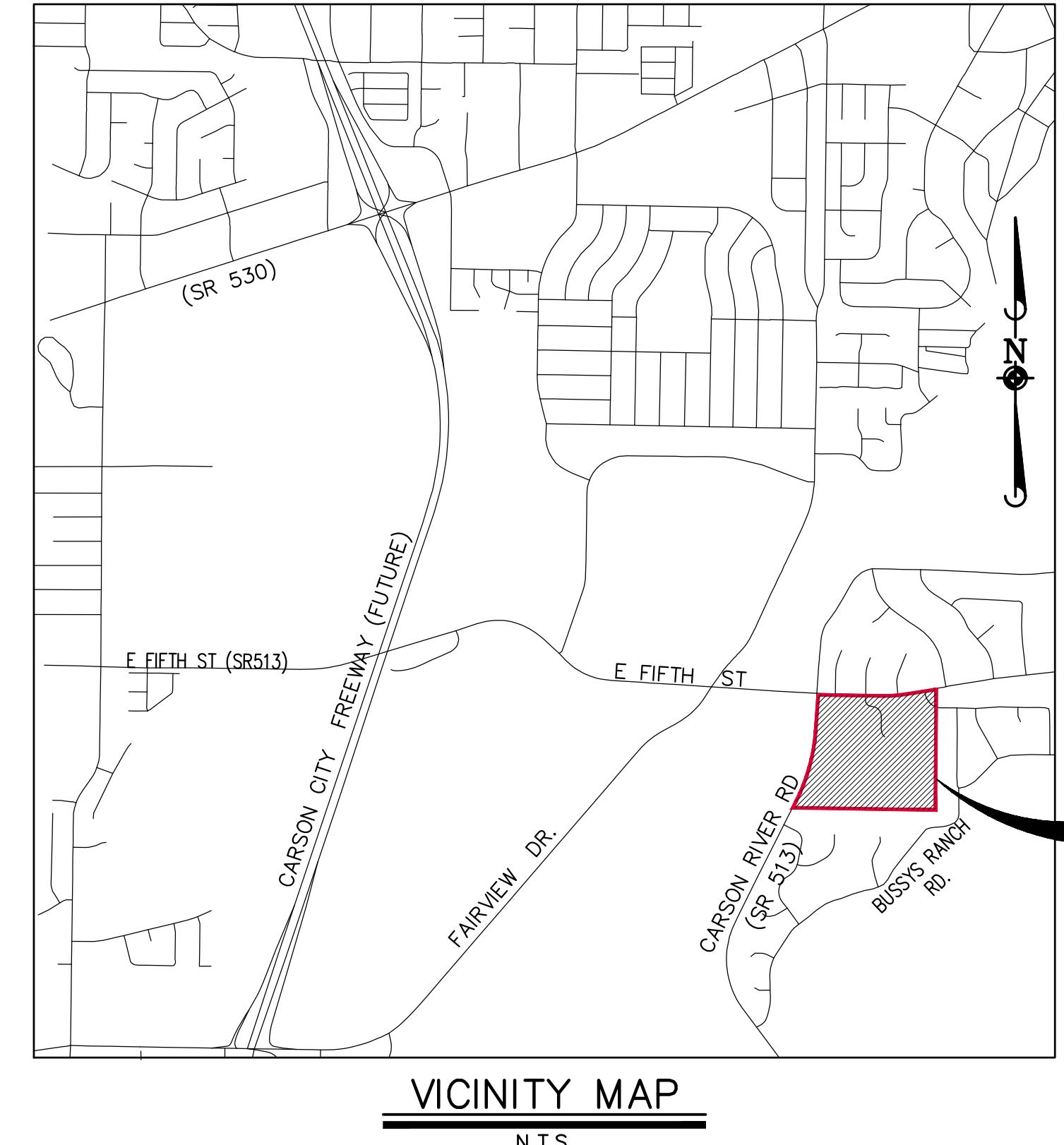
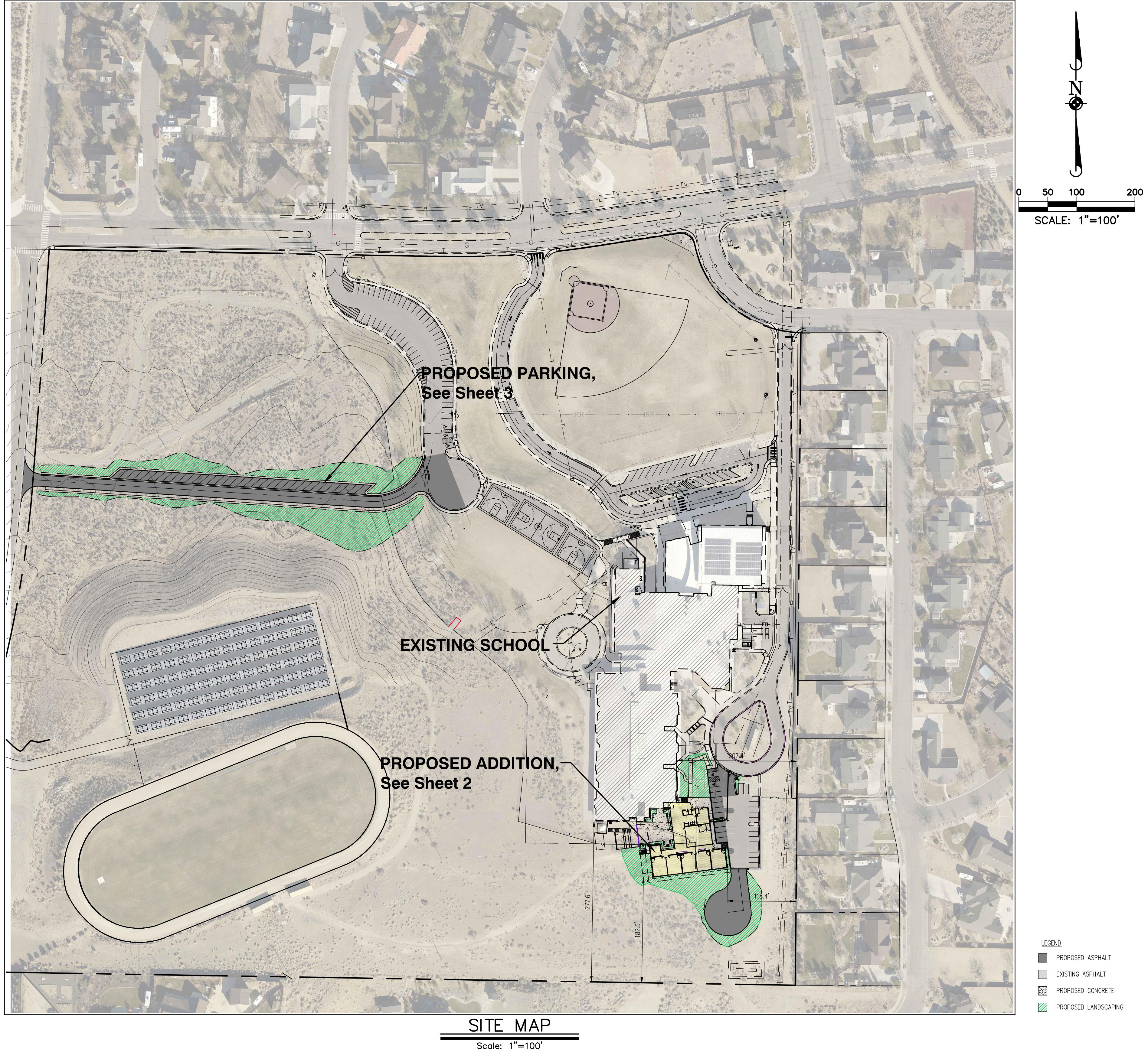




**SPECIAL USE PERMIT**  
for  
**EAGLE VALLEY MIDDLE SCHOOL ADDITION**

# **Carson City School District**

## **Carson City, Nevada**

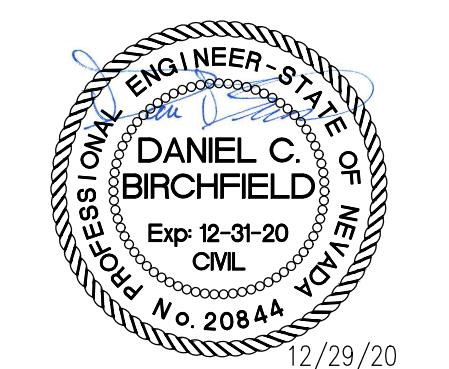


## **PROJECT INFORMATION:**

PROPERTY OWNER: CARSON CITY SCHOOL DISTRICT  
PROPERTY ADDRESS: 4151 E. 5th ST.  
ASSESSOR'S PARCEL NUMBER: 010-035-27  
PARCEL SIZE: 39.22 Ac.  
CURRENT MASTER PLAN DESIGNATION: PUBLIC  
CURRENT ZONING DESIGNATION: P

# PARKING TABLE

	<u>STANDARD</u>	<u>HANDICAP</u>	<u>TOTAL</u>
EXISTING	112	7	119
PROPOSED	132	9	141
DIFFERENCE	+20	+2	+22



DANIEL C. BIRCHFIELD

PE #20844

PROJ. MGR.:	DCB
PROJ. ASSOC.:	SDF
DRAWN BY:	---
DATE:	OCT 2020
SCALE:	AS SHOWN
SHEET	
1	OF
3	
VWB.CCNV03	
© 2018 ALL RIGHTS RESERVED	





# 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: Eagle Valley Middle School Expansion

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:

- N/A  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)?
- N/A  Located in a priority infill development area (1.2a)?
- N/A  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)?
- N/A  At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- N/A  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)?
- N/A  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:

- N/A  Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- N/A  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:

- N/A  Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- N/A  Encourage the development of regional retail centers (5.2a)
- N/A  Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- N/A  Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- N/A  Promote revitalization of the Downtown core (5.6a)?
- N/A  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)?
- N/A  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)?
- N/A  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)?
- N/A  Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

## CHAPTER 7: A CONNECTED CITY



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

amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

**Is or does the proposed development:**

- N/A  Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- N/A  Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- N/A  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)?

## Project Impact Report- Water

The new Eagle Valley Middle School building expansion is located within the limits of the Carson City water system. The project site is bounded by Carson River Road to the west, East 5<sup>th</sup> Street to the north, single-family residences facing multiple cul-de-sacs to the south, and single-family residences facing Buzzy Ranch Road to the east. The school addition will receive its domestic water service internally from the existing school and fire protection water from an additional service.

The future water demands consist of new fixtures contained within the estimated proposed building addition square footage of 20,915 SF. In order to calculate the impact to the existing water system, an inventory of the new fixtures is taken and converted to fixture units and gallons per minute (gpm) of use. The number of fixture units is calculated using the uniform plumbing code as follows;

Eagle Valley Middle School Building Addition  
Approximate Total Water Fixture Units: 216  
Approximate Totals Usage (gpm): 95 gpm

The existing building is expected to provide the required flow rate above to the new addition. The mechanical/plumbing consultant will verify the existing building will be able to handle this supply at the time of final design. The static pressure is not less than 45 psi.

Separately, fire flow is calculated based upon building square footage and type of building construction. Per the project architect, a type II-B material construction is anticipated. For the new building addition comprising of 20,915 sf, the fire flow required is 3,000 gpm for 3 hours. Per B105.2 of the International Fire Code the fire flow may be reduced to a minimum of 1,500 gpm for 3 hours due to the addition being equipped with an automatic fire sprinkler system. A fire flow test determined that at a residual pressure of 20 psi, the rated capacity supplied is approximately 2,900 gpm. To supply this demand, the 6" water main that currently ends in a fire hydrant at the end of the existing turnaround to the east of the existing building will be extended down and into the building with a 6" post indicator valve. A backflow preventer will be installed inside the fire riser room internal to the new addition. A 4" fire department connection will extend out of the addition's fire riser room. The existing fire hydrant will be relocated approximately 15' south east of its current location due to the shift in the parking lot's entrance.

## Project Impact Report- Sewer

The new Eagle Valley Middle School building expansion is located within the limits of the Carson City sewer system. The project site is bounded by Carson River Road to the west, East 5<sup>th</sup> Street to the north, single-family residences facing multiple cul-de-sacs to the south, and single-family residences facing Buzzy Ranch Road to the east. There is an existing 8" sewer line that extends south from East 5<sup>th</sup> Street down to the existing turnaround to the east of the existing building. The addition will construct a new 4" lateral to tie into the existing sewer main in the turnaround to the east of the existing building.

Carson City has adopted minimum calculations for sewer facilities with an office use. These minimum calculations are based upon per square foot floor area. Using this methodology, the gallon per day calculations for each building are as follows;

**Eagle Valley Middle School Building (Existing)**

Square Footage: 93,939 SF

Total Usage (gpd): 11,277 gpd

**Eagle Valley Middle School Addition (New)**

Square Footage: 20,915 SF

Total Usage (gpd): 2,511 gpd

**Eagle Valley Middle School (New & Existing)**

Square Footage: 114,854 SF

Total Usage (gpd): 13,788 gpd

The above tabulations show the demands among the existing building and the building additions. Together these calculations show that there is an increase in sewer overall. The addition utilizes a 4" lateral with a minimum pipe slope of 2.00% and the entirety of the school is serviced by the 8" sewer main extending out to East 5<sup>th</sup> Street. A 4" lateral at 2.00% slope has a capacity of 173,942 gpd and an 8" sewer main with a minimum pipe slope of 0.40% has a capacity of 493,932, therefore the current sewer and the proposed 4" lateral will have adequate capacity to service the existing building and the addition.

## Project Impact Report- Drainage

The project is located on an existing school site. The addition to the building will be located at the south end of the existing building and the parking lot to the south of the athletic field will be expanded north. Part of the addition along with the new parking lot will require turning native/landscaped area into impervious area. Because of this, a detention pond will be added to the southern portion of the property to detain the increased runoff from the 100-year storm event

Approximately 0.78 acres of native/landscape area will be converted into impervious area. Through use of the rational/simplified hydrograph method, it was calculated that the increased runoff in the 100-year storm event will be approximately 18 cubic yards of water. The current pond design has 73 cubic yards of capacity which will be more than enough to handle the increased runoff generated by this addition.

During a site visit, it was determined that the drainage swale along the east side of the property has failed and the school property currently drains into the rear yard of the neighboring lots. This drainage swale will be restored and routed into the proposed detention pond.

### Rational Method

C= Runoff Coefficient  
 i= rainfall intensity (in/hr)  
 A= Area (ac)  
 t= Time of Concentration (min)  
 Q= Flow (cfs)  
 V= Volume (yds)

Existing Area					
t	10	C5	0.20	C100	0.50
A	0.778496	i5	1.42	i100	3.48
		Q5	0.2	Q100	1.4
		V5	4.91	V100	30.13

Proposed Area					
t	10	C5	0.88	C100	0.80
A	0.778496	i5	1.42	i100	3.48
		Q5	0.97	Q100	2.17
		V5	21.62	V100	48.16

Volume to be detained	V5=	16.70	V100=	18.04
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