

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JANUARY 26, 2022

FILE NO: LU-2021-0398

AGENDA ITEM: 6.B

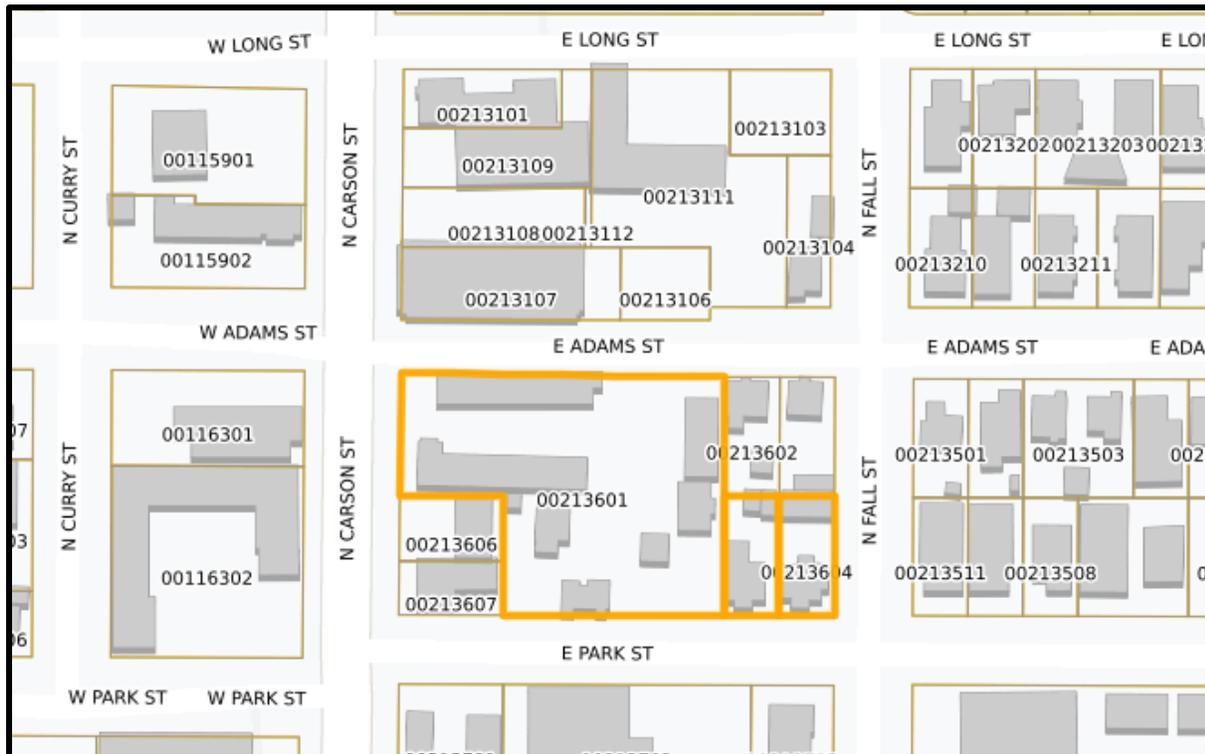
STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE: LU-2021-0398 For Possible Action: Discussion and possible action regarding a request to amend a special use permit (“SUP”) to allow for a 36-unit multifamily apartment complex, LU-2019-0077, incorporating additional adjacent parcels into the project site zoned Retail Commercial (“RC”) and Multi-Family Apartments (“MFA”), located at 1421 North Carson Street, APNs 002-136-01, -04, and -05. (Heather Manzo hmanzo@carson.org)

STAFF SUMMARY: On January 29, 2020, the Planning Commission approved a special use permit, LU-2019-0077, to allow for demolition of an existing motel and to replace it with a 36-unit multifamily apartment complex and 3,008 square feet of commercial space. An administrative time extension was granted to extend the expiration date to January 29, 2022. The current application proposes residential development within a non-residential zoning district, however, two additional adjacent parcels zoned MFA, are proposed to be added to the project in order to accommodate additional parking and amenities associated with the multi-family project. The new commercial building square footage has increased to 11,742 square feet and will be located within the RC zoning district along North Carson Street. The Planning Commission is authorized to approve an amendment to the special use permit.

PROPOSED MOTION: “I move to approve the amendment to special use permit Case No. LU-2019-0077 based on the ability to make the required findings, and subject to the conditions of approval contained in the staff report.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL

1. All development shall be substantially in accordance with Special Use Permit plans and application materials on file with the Carson City Planning Division.
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 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 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. As part of the site improvement plan application, the applicant shall provide an updated open space exhibit, demonstrating compliance with Section 1.18.6. The site improvement permit will not be issued until the open space exhibit meets the requirements.
6. The applicant shall provide landscaping for the property in compliance with Carson City Development Standards, Division 3 – Landscaping, including compliance with Section 3.9, at the time of application for a site improvement permit. The site improvement permit will not be issued until the plans comply with Division 3.
7. A six-foot-tall solid wall/fence shall be installed along the northeastern property lines to serve as a buffer between the subject site and adjacent residences.
8. Prior to the issuance of any construction permits, the applicant must enter into a development agreement with the City obligating the applicant to limit tenancy to those participating in the applicant run job training program, and the applicant providing a shuttle service to transport residents to classes. The agreement shall obligate the applicant for a period of ten years beginning on the date of the first certificate of occupancy for the apartments.
9. The applicant shall maintain all common landscape and open space areas within the development, including any landscaping in the street(s) rights-of-way in perpetuity.
10. The applicant will be required to incorporate “best management practices” into their construction documents and specifications to reduce the spread of noxious weeds.
11. Carson City is now a Bee Friendly USA City. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required landscape or open space areas on the project site.
12. Prior to the issuance of a site improvement permit, the project must remove the existing driveway apron on North Carson Street.

13. Prior to the issuance of a site improvement permit, the applicant shall submit a trip generation memo that shows the cumulative impacts of the residential and nonresidential development on the site to determine if a traffic impact study is warranted for the cumulative impact of the entire project.
14. Existing sewer and water laterals must be inspected and abandoned at the main if they are in a deteriorated condition. Any new water connections must be made in East Park Street.
15. Prior to the issuance of a site improvement permit, the applicant shall have plans approved that include replacement of the water main in East Park Street from Carson Street to North Fall Street.
16. Prior to the issuance of a site improvement permit, the applicant shall have plans approved that demonstrate that the sewer main in East Park Street from the manhole just west of the project frontage to the manhole at the intersection of Fall and Park will be replaced.

LEGAL REQUIREMENTS: Carson City Municipal Code (“CCMC”): 18.02.080 (Special Use Permits), 18.04.105 Multi-Family Apartments (“MFA”), 18.04.130 Retail Commercial (“RC”), 18.04.020 (Determination of Districts), and Carson City Design Standards (“CCDS”) Division 1.18 (Residential Development Standards in Non-Residential Districts)

MASTER PLAN DESIGNATION: Community/Regional Commercial and High Density Residential

PRESENT ZONING: Retail Commercial (“RC”) and Multi-Family Apartments (“MFA”)

KEY ISSUES: Will the proposed development 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:

- EAST: MFA / single family residential
- WEST: RC / motel and restaurant and bar
- NORTH: RC / retail sales
- SOUTH: RC / childcare facility and single-family residence

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: X Shaded
- EARTHQUAKE FAULT: Greater than 500 feet
- FAULT ZONE: Zone 2 Moderate
- SLOPE/DRAINAGE: Site is primarily flat

SITE DEVELOPMENT INFORMATION:

- SITE SIZE: ±1.27 acres
- EXISTING DEVELOPMENT: motel and residences
- PROPOSED DEVELOPMENT: 36 apartment unit complex with retail/commercial
- PROPOSED PARKING: 60 onsite spaces

PREVIOUS REVIEWS: On January 29, 2020, the Planning Commission approved a SUP (LU-2019-0077) to allow for the construction of 36-unit multifamily apartments. The application materials also identified plans to construct two commercial buildings located along North Carson Street.

DISCUSSION:

The applicant is proposing a 36-unit apartment complex consisting of two, three-story buildings, as well as proposing a 3 story, 10,795 square foot commercial building with approximately 650 square feet of 2nd and 3rd story outside deck area that will be located along the Carson Street frontage. Access to the site is proposed from East Park, East Adams, and North Fall Streets. The site includes ±14,883 square feet of open space. Fencing is proposed along the northeastern portions of the property where the site abuts single family homes.

The apartments are intended to house people in a job training program while they learn skills. Residents will be assessed and coached to find the best suited career path. Due to the income level of the residents, it is anticipated that most will not own vehicles. The applicant, Friends in Service Helping ("FISH") will be operating the facility. The applicant proposes to operate a shuttle to transport residents to classes. Given this, as well as the central location with good access to public transit, the applicant is seeking to significantly reduce the parking on site. Per section 2.2 of the Development Standards, the Community Development Director is authorized to allow the use of an alternative parking standard. Staff is open to considering the alternative parking standard provided the applicant enter into a development agreement with the City committing to operate the program and the associated shuttle service for a period of ten years.

Per CCMC 18.04.130, multi-family dwellings are a conditional use in the RC zoning district. Therefore, the use may only be established upon approval of a SUP by the Planning Commission. The parking and amenities located within the MFA zoned portion of the site will support the multifamily use

PUBLIC COMMENTS: Public notices were mailed on January 11, 2022 to 103 property owners within 600 feet of the subject property. As of the writing of this report, no comments from property owners in the vicinity of the proposed project have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on, depending on the date of submission of the comments to the Planning Division.

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

Fire Department:

The project must comply with the International Fire Code and Northern Nevada fire code amendments as adopted by Carson City.

Development Engineering:

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

- The project must remove the existing driveway apron on North Carson Street.
- Since the project proposes other uses aside from the multifamily use requested by the SUP, a cumulative analysis of traffic generated by the overall site at buildout should be provided. Prior to the issuance of a construction permit, a trip generation analysis contemplating the entire project, including commercial space, must be provided for review and approval by Development Engineering to confirm that a traffic impact study is not warranted.
- Existing sewer and water laterals must be inspected and abandoned at the main if they are

- in a deteriorated condition.
- Any new water connections must be made in East Park Street.
 - The project must replace the water main in East Park Street from Carson Street to North Fall Street.
 - The project will be responsible for replacing the sewer main in East Park Street from the manhole just west of the project frontage to the manhole at the intersection of Fall and Park Streets.
 - Parking pockets on North Carson Street must be outside of the existing lane configuration, must match the dimensions and minimum distances from intersections of the parking pockets installed along South Carson Street, and must be fully located within City right-of-way.
 - The project must meet Carson City Municipal Code, Standard Details and Development Standards including but not limited to the following:
 - Per CCDS 11.12.081 the project must install sidewalk along the project frontage on all four frontages, the pedestrian curb ramp must be upgraded to meet current ADA standards at the corner of North Carson Street and East Adams Street, the curb and gutter must be replaced along the East Park Street frontage, and half-street paving along the East Park Street frontage. Sidewalks must maintain a minimum width of 4 feet around power poles.
 - Driveway widths and driveway corner clearances from adjacent intersections must conform with CCDS Section 12.12. This will necessitate moving the North Fall Street driveway.
 - Regular and compact parking stall dimensions must meet Standard Detail C-5.5.1.
 - A technical drainage study will be required with the site improvement plans to determine the required size of the detention basin.
 - A sewer main analysis will be required with the site improvement plans.
 - A water main analysis will be required with the site improvement plans.

ENGINEERING DISCUSSION:

Development Engineering 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. Development Engineering offers the following discussion:

CCMC 18.02.080(5)(a) - Master Plan

The request is not in conflict with any Master Plan policies.

CCMC 18.02.080(5)(b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(c) - Traffic/Pedestrians

Local intersections: The project intersects North Carson, North Fall, East Adams, and East Park Streets. North Carson Street is a minor arterial road while the other streets are designated as local roads.

Parking and internal circulation: The project proposes on-site parking via a parking lot.

Adjacent Streets On-Street Parking: On-street parking is available on East Park, East Adams, and North Fall Streets.

CCMC 18.02.080(5)(d) - Public Services

Sanitary Sewer: The project will be responsible for replacing the sewer main in East Park Street

from the manhole just west of the project frontage to the manhole at the intersection of Fall and Park including the manhole in the intersection of Fall and Park. The existing 6" main is approximately 20% full (d/D).

Water: The existing water main is 6-inch cast iron to the west of the property (N Carson St), 4-inch cast iron to the north (E Adams St), 8-inch asbestos concrete to the east (N Fall St), and 6-inch asbestos concrete to the south. All existing services to be reused will need to be equipped with new tapping sleeves. All unused services need to be abandoned at the main with a new water clamp or other acceptable method per the water department. No water lines should cross parcel lines. Applicant may want to install privately owned and operated booster pumps to ensure proper pressure at top stories.

Storm Drain: The existing storm drain main is 18-inch reinforced concrete pipe to the west of the property (North Carson Street). The project will be required to follow the Carson City Drainage Manual to mitigate the stormwater impacts and provide water quality facilities.

Public Lands: No comments.

CCMC 18.02.080(5)(e) – Title 18 Standards

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(f) – Public health, Safety, Convenience, and Welfare

The project will meet engineering standards for health and safety if conditions are met.

Earthquake faults: The closest fault is over 500 ft away with a slip rate of less than 0.2 mm/yr.

Federal Emergency Management Agency ("FEMA") flood zones: The FEMA flood zone is Zone X (shaded).

Site slope: The site is relatively flat.

Soils and Groundwater: The site is currently developed

CCMC 18.02.080(5)(g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Environmental Control ("ECA"):

1. An Asbestos Assessment is required on all applicable materials being demolished. Per CCMC 12.12.065. 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 to the Carson City Building Department. Per CCMC 12.12.065.
3. An EPA 10 Day Notification is required even if analytical results are non-detect for RACM (Regulated Asbestos Containing Material), please submit a copy of this document at the Carson City Building Department along with proof that the Notification was sent to EPA Region IX. Per CCMC 12.12.065.
4. Please Note that 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 Department before this material will be allowed to enter the landfill for disposal.

5. Commercial kitchen(s) will be required to connect to a properly sized grease interceptor Per CCMC 12.06.245, and Development Standard Appendix 18 Division 15.5.
6. Trash enclosure servicing commercial kitchen will require being connected either its own grease interceptor or if adequate fall can be obtained it can connect to the commercial kitchen. See CCMC Development Standard Appendix 18 Division 15.5 for trash enclosure details.

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

1. *Will be consistent with the master plan elements.*

The requested development is consistent with the concept of a Compact and Efficient Pattern of Growth (Guiding Principle 1). Carson City is committed to a compact pattern that makes efficient use of the limited land area and water resources it has available for urban growth, and that fosters the provision of infrastructure and services in a cost-effective manner. The subject property is served by water and sewer.

Guiding Principal 7 discusses compact, mixed-use activity centers, stating "Carson City will encourage the creation of compact, mixed-use activity centers in easily accessible and highly visible locations of the community. The activity centers will promote the efficient use of available commercial lands and concentrate retail services in pedestrian and transit-oriented development nodes that may be easily accessed from and serve surrounding neighborhoods. Activity centers will vary in size and composition depending upon their location, context, and level of priority."

Goal 1.2 of the Master Plan discusses promoting infill and redevelopment in targeted areas. It encourages mixed-use development as a redevelopment strategy along the City's major gateway corridors.

Staff finds that the proposed development that replaces a blighted property in an infill site with a mixed-use development is consistent with the concepts of compact development, placing people near economic centers to encourage mixed-use activity centers, and promotes redevelopment along one of the City's major gateways.

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

This use will not be detrimental to the use, peaceful enjoyment, or economic value of surrounding properties. Redevelopment of the site with residential development adjacent to the single family homes will be more compatible with these homes than if non-residential uses were placed there. By developing the rear of the property as a residential use, the occupancy will be similar to that of homes to the east. Staff notes that a six foot solid fence / wall will be installed along the eastern property line to buffer the single family homes from the apartments.

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

The proposed use is not anticipated to have a detrimental effect on vehicular or pedestrian traffic. The driveway on North Carson Street which is an arterial, will be removed thus improving the

capacity and safety of that roadway. Access is proposed from driveways at East Adams, East Park, and North Fall Streets. A condition is recommended to require a cumulative analysis of traffic generated by the overall site when the permit for the commercial building is submitted. The applicant will be required to analyze the trip generation for the entire project to determine if a traffic impact study is warranted for the cumulative impact of the entire project.

As part of the project, the applicant will need to comply with CCDS 11.12.081 and install sidewalk along all project frontages. The pedestrian curb ramp will need to be upgraded to meet current Americans with Disabilities Act (“ADA”) standards at the corner of North Carson Street and East Adams Street; the curb and gutter must be replaced along the East Park Street frontage’ and half street paving along the East Park Street frontage. Sidewalks must maintain a minimum width of 4 feet around power poles.

The vehicular trip generation of the apartments will be less than typical of an apartment complex as it is a part of a career support program, and it will be served by a shuttle/van service.

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

The existing sewer, water, and storm drain infrastructure will be sufficient to provide service to the project if proposed conditions of approval are met, specifically:

- Existing sewer and water laterals must be inspected and abandoned at the main if they are in a deteriorated condition. Any new water connections must be made in East Park Street.
- The project must replace the water main in East Park Street from Carson Street to North Fall Street. The city will reimburse the developer for the cost of the Water Main replacement which lies outside the property frontage along East Park Street.
- The project will be responsible for replacing the sewer main in East Park Street from the manhole just west of the project frontage to the manhole at the intersection of Fall and Park. The city will reimburse the developer for the cost the Sewer Main replacement from the intersection of East Park Street and North Fall Street to the eastern property line of the project.
- The project must meet Carson City Municipal Code, Standard Details and Development Standards including but not limited to the following:
 - A technical drainage study will be required with the site improvement plans to determine the required size of the detention basin.
 - A sewer main analysis will be required with the site improvement plans.
 - A water main analysis will be required with the site improvement plans.

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.*

Multifamily residential development is a conditional use in accordance with CCMC 18.04.130 Retail Commercial Conditional Uses and requires a SUP. As proposed and with the recommended conditions of approval, the project will meet the definition and specific standards required to support this use in the RC zoning district.

Residential uses proposed in non-residential zoning districts are subject to specific criteria outlined in the Carson City Development Standards, Section 1.18 – Residential Development Standards in Non-Residential Districts. The development standards and how the proposed project meets them are addressed below.

1.18 Residential Development Standards in Non-Residential Districts.

1. Permitted uses. Residential uses are only allowed as permitted by Chapter 18.04, Use Districts, as a primary or conditional use in the applicable zoning districts.

The proposed multifamily use is a conditional use allowed with the approval of a SUP in the Retail Commercial ("RC") zoning district.

2. Maximum permitted density. There is no maximum residential density within non-residential zoning districts subject to meeting the height, setback, parking and open space requirements of Chapter 18.04.

The applicant is seeking a reduction in the parking requirement as residents will be participating in a job training program and most will likely not own vehicles. A shuttle will be provided to transport residents to their classes. Staff is supportive of the reduction in parking, provided a commitment to the program and the shuttle service.

The proposed site plan does not meet the landscape requirements along the street frontages. Along an arterial street, a ten-foot wide landscape area is required, and along the local streets, a six foot wide landscape area is required (Development Standards .3.9). The site plan does not demonstrate compliance with these standards. Prior to the issuance of any construction permits, the applicant must demonstrate compliance with these standards.

3. Maximum building height shall be the maximum height established by the zoning district in which the project is located.

The maximum building height in the RC zone is 45 feet, unless otherwise approved by SUP. The three-story apartment buildings are proposed to be 30 feet tall. All portions of the project comply with the maximum height limit of 45 feet tall. Proposed building materials will include a combination of stucco, horizontal cement board siding, cement board trim, balconies with painted metal railing and fascia, and metal roofing.

While the proposed architectural elevations appear to meet Carson City Design Standards, the applicant will be required to demonstrate compliance with Section 1.1 of the Development Standards: Architectural Design at the time of building permit.

4. Setbacks. Minimum setbacks shall be those established by the zoning district in which the project is located, subject to the following:

a. There are no buildings proposed on the MFA zoned property. In the RC zoning districts, a minimum setback of 20 feet is required adjacent to a residential zoning district. A 10 wide landscape buffer is required along North Carson Street while a 6 foot wide landscape buffer is required along the other street frontages.

The subject property is adjacent to multi-family apartment residential zoning only on the east. The setbacks on the east comply with the requirements of this provision on this site.

b. A minimum setback of 10 feet is required from the right-of-way of an arterial street as identified in the adopted Transportation Master Plan, excluding the Downtown Mixed-

Use area.

Carson Street is identified as an arterial street. The plans do not demonstrate compliance with this requirement. Elimination of the on-street parking along North Carson Street will result in adequate space to provide the required 10 foot wide landscape buffer.

5. Required parking. Two spaces per dwelling unit, and in compliance with the Development Standards Division 2, Parking and Loading.

Per Division 2, two parking spaces are required for each dwelling unit, as well as parking associated with the proposed commercial use. With 36 apartment units proposed, this results in a requirement for 72 on-site parking spaces required plus parking to accommodate the future commercial building. The applicant proposes 60 onsite parking spaces. The applicant has indicated that residents will be participating in a workforce training program, and a shuttle service will be provided to transport them to the classes. It should be noted that the previous SUP was approved with a total of 39 onsite parking spaces which provided for 1 parking space/300 square feet of retail and a total of 26 parking spaces for the 36 multifamily units. As currently proposed, the parking ratios will remain the same as the previous approval. Staff supports the reduced parking for the multifamily use under this scenario and recommends that the applicant enter into a development agreement with the City obligating it to operating the program, including limiting the tenancy of the apartments to the program participants, and running the shuttle system for a period of ten years after issuance of a certificate of occupancy. The agreement must be fully executed prior to the issuance of any construction permits. Staff cannot support the reduced parking absent this agreement. The applicant will need to demonstrate that the parking for the commercial use complies with CCMC standards at the time of permit.

It should be noted that CCDS Division 2, Section 2.1.16 requires snow storage for development projects. Snow storage must not be located within required parking areas or where living landscaping is located.

6. Open Space.

a. A minimum of 150 square feet per dwelling unit of common open space must be provided. For projects of 10 or more units, areas of common open space may only include contiguous landscaped areas within no dimension less than 15 feet, and a minimum of 100 square feet per unit of the common open space area must be designed for recreation, which may include but not be limited to picnic areas, sports courts, a softscape covered with turf, sand or similar materials acceptable for use by young children, including play equipment and trees, within no dimension less than 25 feet.

b. A minimum of 100 square feet of additional open space must be provided for each unit either as private open space or common open space.

c. Front and street side yard setback areas may not be included toward meeting the open space requirements.

The applicant has identified 14,883 square feet of open space throughout the site. The applicant is required to provide 9,000 square feet of open space, including 5,400 square feet of which would be designed for recreation. To ensure the proposal meets the open space requirements, a detailed exhibit demonstrating compliance with these standards is

required prior to the issuance of any construction permits.

7. *Landscaping. Landscaping shall comply with the Carson City Development Standards Division 3, Landscaping.*

The applicant has identified areas for landscaping, but not a detailed landscape plan. A detailed landscape plan that demonstrates compliance with Development Standards, Division 3, must be submitted with the construction plans. Staff has included this statement in the conditions of approval.

8. *SUP review standards. Where a residential use is a conditional use within a given zoning district, the Planning Commission shall make two of the following findings in the affirmative in the review of the SUP in addition to the required findings of Section 18.02.080 of the Carson City Municipal Code.*

a. *The development is not situated on a primary commercial arterial street frontage.*

The subject property is on a commercial arterial street, but the residential component will not front the arterial, the commercial buildings will. Therefore, staff finds that this finding can be met.

b. *The development is integrated into a mixed-use development that includes commercial development.*

The project includes commercial and residential uses, thus is a mixed-use development. Therefore, staff finds that this finding can be met.

c. *The applicant has provided evidence that the site is not a viable location for commercial uses.*

d. *The site is designated Mixed-Use Commercial, Mixed-Use Residential or Mixed-Use Employment on the Master Plan Land Use Map and the project meets all applicable mixed-use criteria and standards.*

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

As conditioned, the proposed development will not be detrimental to public health, safety, convenience, and welfare. The use is compatible with other uses in the neighborhood.

7. *Will not result in material damage or prejudice to other property in the vicinity.*

The proposed project will not result in material damage to other property in the vicinity. Conditions are recommended to ensure that the proposed development will not result in material damage to other property in the vicinity.

Attachments:

Application LU-2021-0398

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

FOR OFFICE USE ONLY:
 CCMC 18.02.080

FILE # SUP - -

SPECIAL USE PERMIT

APPLICANT **PHONE #**
 Friends In Service Helping 775-882-3474

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

MAILING ADDRESS, CITY, STATE, ZIP
 138 East Long St Carson City, Nv 89706

EMAIL ADDRESS
 jim@nvfish.com

- 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)

PROPERTY OWNER **PHONE #**
 Friends In Service Helping 775-882-3474

MAILING ADDRESS, CITY, STATE, ZIP
 138 East Long St Carson City, Nv 89706

EMAIL ADDRESS
 jim@nvfish.com

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

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
 J.P. Copoulos, Architect 775-720-4051

Application Received and Reviewed By:

MAILING ADDRESS, CITY STATE, ZIP
 P.O. Box 2517 Carson City, Nv 89702

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

EMAIL ADDRESS
 info@jpcarchitect.com

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): 002-136-01,04,05,06	Street Address 1421 N Carson St
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Project's Master Plan Designation Community/Regional Commercial	Project's Current Zoning RC	Nearest Major Cross Street(s) N Carson & Adams
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Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

Demolition of existing buildings, construct new apt bldg (24 two bdrm, 12 one bdrm) & retail shopping

PROPERTY OWNER'S AFFIDAVIT

I, Jim Peckham for Fish 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.

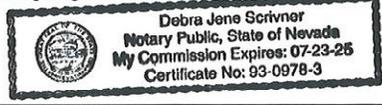
Signature: [Signature] Address: 1421 N. Carson, CC 89706 Date: 11/3/21

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

STATE OF NEVADA
 COUNTY Carson City

On 11/3, 2021, Jim Peckham, 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.

[Signature]
 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.

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

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

ACKNOWLEDGMENT OF APPLICANT

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



Applicant's Signature

Jim Peckham

Print Name

11/3/21

Date



SPECIAL USE PERMIT AMMENDMENT
FOR
LU-2019-0077

FOR PROPOSED PROJECT
TO
BUILD APARTMENTS AND COMMERCIAL SPACE
FOR
FRIENDS IN SERVICE HELPING “F.I.S.H.”
TO SUPPORT
MEANINGFUL CAREERS 2020, NEVADA

December 14, 2021

Applicant is requesting an amendment to the Special Use Permit for F.I.S.H. LU-2019-0077 to add two parcels to the previously approved SUP, add parking, increase and change the open space configuration for the apartments & increase the size of the commercial build on Carson Street to Three story 11,742 sf.

A major donor has come forward offering to cover nearly half of our construction costs with the stipulation that we obtain more space for our programs. Specifically, they wanted FISH to maximize the space in our commercial building so that we have the maximum number of floors permitted. We explained that our footprint would not allow for that because of the associated parking agreement in our SUP. Their response was to provide funding so FISH could purchase more property... so we purchased 140 & 144 E. Park St.

With our new 3-story commercial building, we plan to dedicate the 3rd floor as a *training facility for our “Fast Forward 4 Families” (FF4F) program ...which takes in underemployed individuals, and through College level technical training, moves them from “minimum wage to meaningful careers”*. DETR, in support of the Governor’s strategic plan, has allocated \$500,000 to help cover administrative costs associated with our program. This will help us and our partners with costs associated with services and record keeping, so similar programs can be developed in other Nevada Counties. Major partners include WNC, Carson City Health and Human Services, C.I.R.C.L.E.S. Initiative, NV Rural Housing and NNDA.

We initially plan to lease space on the 2nd floor of the commercial building to

organizations that will predominately support FF4F. Our donor wants us to ensure that FISH has space to expand our services as needed, so any lease agreements on the 2nd floor will respect that goal. Street level space is expected to incorporate light food services, and retail that will serve our community and may provide for some part-time employment for the families going through our FF4F program.

As mentioned in our previous MPR/SUP meetings, the clients who are being housed require much less parking than those in normal apartments... and as mentioned, these same clients are likely to fill several positions needed by the tenants in the commercial space. To date, we have seriously considered eleven (11) FF4F applicants and have accepted nine (9) to begin training this fall. Of the eleven, only seven (7) had vehicles, and all one (1) vehicle each. This reinforces the reduced need for parking, and as a reminder, FISH will also be providing a shuttle for our FF4F participants.

Benefits of the added parcels also included additional open space, additional buffer to the residences to the north, better fire department access and maneuvering and better traffic flow thru the site.

FROM ORIGINAL SPECIAL USE PERMIT

DESCRIPTION OF PROPOSED PROJECT TO BUILD APARTMENTS AND COMMERCIAL SPACE FOR FRIENDS IN SERVICE HELPING “F.I.S.H.” TO SUPPORT MEANINGFUL CAREERS 2020, NEVADA

November 7, 2019

Applicant is requesting a Special Use Permit for F.I.S.H. to demolish the existing motel on 1421 N. Carson St and build affordable apartments with commercial support space on that site.

The biggest issues right now in our region have to do with housing and with our business environment. The recent economic downturn stifled construction in our region and brought with it the nation’s highest mortgage foreclosure rates and unemployment. Now that the economy has improved, our recently unemployed, who are just happy to have a job, are underemployed... accepting the “low hanging fruit” of minimum wage jobs. In addition, the demand for housing is

high, and supply is low... driving up rental rates by 50-80%. Ironically, our business environment is booming, but they can't find locals with the right skills, and employees recruited from outside the region, can't find housing. As a result, multiple local organizations have become motivated to implement a fix to these problems.

Envision single parents who are working one or two low-paying jobs to pay for daycare and some of their family's essentials barely keeping their heads above water. Think about the impact, if we could provide for several of those families at a time... allowing the parent to attend college with no upfront cost, earning a certificate in Medical or Information Technology; Construction or Manufacturing Management... with employers willing to hire them at \$18-24/hr. Once employed they would gradually pay back 60% of their "interest free" education costs and do volunteer work to "pay forward" the remaining 40%. A local foundation has agreed to fund the initial cost of the education, and local businesses have already agreed to pay 50% of the education costs of their new hires, and provide for tuition reimbursement for additional education. Since existing non-profits will be doing the "leg-work", there will be no additional "process costs" making the program self-funding (just redirected workloads). We will be helping our clients move from "menial jobs to meaningful careers".

Next June, our consortium is planning to roll out a pilot program to shift these families from minimum wage to meaningful careers... with an eventual roll-out to all Nevada Counties. Our partners include Western Nevada College (WNC) providing the "formal education," the CIRCLES program developing the team skills/people skills/relationship skills and FISH providing the stability of housing, food, on-the-job training, and other support as needed. We are working with other organizations to provide interviewing and other job skills. In addition, we are partnering with the Northern Nevada Development Authority (NNDA), who will function as the liaison with our regional employers. The state of Nevada has asked that we share what we learn so the program can be rolled out to other Nevada counties.

Our track record is a good one: FISH recently spearheaded the design and concept of Richard's Crossing, which we handed over to the Rural Nevada Housing Authority. This 39-unit apartment complex primarily for veterans and the disabled was funded with federal government dollars. The project was a great success, but the government funding did not allow us to drive the residents through our other programs, so they could change behaviors and their lives.

This time, we are looking at private funding. The Whistle Stop property is close to our main FISH campus and we are planning to build a "dormitory" for families while they are in this "career" program. We will likely use some of the existing units until funding is secured for "new build". In addition, we may provide some transitional housing for Carson Tahoe Hospital if they are able to lease one of the commercial spaces (for follow-up medical care) that will be adjacent to Carson St. Every client would sign a month-to-month lease and would be able to live in these

apartments as long as they follow their development plans. Once their development plan has been completed, they will transition to other housing.

Applicants would be assessed, and coached so they can find the best suited career path. Our “team” would provide multiple “touch points” to keep the students on track. Following their successful employment, graduates would help to recruit, market, and refine our process to bring in the next wave of students.

Automation from self-driving taxis, delivery trucks, automated food service, and the high cost of secondary education will continue to haunt our low skill workforce. Our timely pilot program, and others like it, will use private/public collaboration to provide a nimble solution to our every changing employment and housing.

How to Need Less Parking (Amended from original special use permit)

The provided parking for this facility does not fit the with the current code requirements for multifamily housing. Most applicants do not own a car and use public transportation, pedestrian travel, or biking for their travel needs. Travel to WNC would be achieved with a private shuttle/van system provided by FISH transporting students to and from the campus. We are requesting a reduction in parking requirements to reflect actual parking needs, help achieve a low income housing construction budget, and promote Green Design ideas. Pedestrian friendly design with continuous pedestrian walkways that connect building entrances to parking spaces, public sidewalks, transit stops, and other pedestrian destinations are proposed as part of this project to reduce parking requirements.

FISH will also monitor vehicle needs with clients in the program and will address client transportation requirements during the students weekly coaching session so as to minimize vehicle parking on site.

Current low use of the parking lot at Richard’s Crossing, an affordable housing facility, also supports this concept. A recent survey at Richard’s Crossing revealed 15 cars using 78 parking spaces. That translates to 19% of the current parking requirement for multifamily being used. If we apply this percentage to the required multifamily parking for this project we arrive at $72 \times 19\% = 14$ cars. Add the 46 commercial parking spaces and we arrive at 60 parking, within the parking design of 60 spaces proposed. We realize that on street parking does not count in any planning calculations, yet there are 21 on street spaces that could also be utilized for this project.

Convenient on site bike parking is proposed as an alternative to cars. A major city bike route along Long Street is directly accessible from the site. A bike program could be instituted that provides a bike space and bike designated parking for a certain amount of apartments in lieu of parking. Space can be carved out of the building footprint for a bike garage dedicated to this idea.

We hope reduced parking requirements can also be considered for this development as the site is near transit. An incentive program to encourage transit ridership could be offered to patrons of the commercial space or renters of the apartments to utilize transit. Route 1 of the Carson City JAC connects to shopping, the hospital, and City social services. The current transit stop on Rook Street and Long Street is three blocks from the site. By Google maps this is 0.4 miles and nine minutes walking time. JAC is currently studying the routing throughout Carson City and our project would strive to improve the transit stop location distance from the site.

An additional factor to consider for reduced parking is that the third floor of the commercial building will have joint use with the apartment residents as self help counseling and tutoring programs conducted on the third floor will be primarily attended by apartment residents.

A Variance is requested for MPR comment “drive way access at N. Fall St.” The MPR dated 9-23-21 requested we provide driveway distance of 85’ from the R.O.W corner of East Park St. The block lengths in this part of Carson City are only 200’. We believe a variance should be considered for this short a block. We feel leaving the driveway distance at 36’ from the corner of East Park St maintains good traffic flow for the fire department thru the site, allows us to keep efficient parking numbers and is a better site layout for our project.

AMMENDED FROM ORIGINAL SPECIAL USE PERMIT

FINDINGS FOR A SPECIALUSE PERMIT TO BUILD APARTMENTS AND COMMERCIAL SPACE FOR FRIENDS IN SERVICE HELPING

Question 1. How will the proposed development further and be in keeping with and not contrary to the objectives of the Master Plan elements?

The features of this project that support question one are as follows:

Master Plan Chapter 3: A Balanced Land Use Pattern

No change to planned population growth is anticipated with this project, it will improve the social, economic and environmental well being of Carson City by improving an existing emergency assistance resource.

Sustainability is achieved by expanding upon an existing use with little infrastructure improvements required.

The project is located outside of the primary floodplain and away from other geological hazard areas.

The development is locating in the middle of the City and achieves the goal of infill development; it takes advantage of a central location, good traffic access, and close proximity of utilities. Its location is along a major arterial which will provide a convenient family community facility for many Carson City residents.

Pathway connections are maintained by accessing existing walkways around the site. The current walking & biking patterns from the site and thru the neighborhood will be maintained.

Transition between residential and non residential areas will be maintained by providing landscape buffers along the east of the site.

Levels of utility service will remain unchanged. Additional utility load is anticipated and calculated on page thirteen.

Master Plan Chapter 4: Equitable Distribution of Recreational Opportunities

Open space outdoor play areas will be designed in this new location.

Master Plan Chapter 5: Economic Vitality

This project will expand upon the existing family services in the area while maintaining compatibility with the adjacent businesses.

Expanded services will improve the employment base.

Master Plan Chapter 6: Livable Neighborhoods and activity centers

Occupying an existing residential motel site will continue the established neighborhood in this area of the City. Commercial buildings will provide separation from Carson Street. While tenants are currently unknown, the project owner will strive for compatible businesses adjacent to the multifamily buildings.

The buildings for this project are built of durable, long lasting materials, has clearly identified entrances and pedestrian connections, landscaping and other features consistent with the development standards.

It provides appropriate height, density, and setback transitions and connectivity to surrounding development.

Pedestrian connectivity around the site will be maintained. Current walking & biking patterns from the site thru the neighborhood and the city will be maintained.

Master Plan Chapter 7: A Connected City

The F.I.S.H. apartment project provides a bike friendly environment by featuring bike parking. This site is already connected with existing bike and pedestrian pathways reinforcing Carson City's Unified Pathways Master Plan.

Question 2: How will project not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding area? 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.

A. *Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)*

Land uses adjacent to the parcel are as follows: to the North; Two story commercial building and parking, to the South; residence, gas station & office building, to the East; open space buffer & residences, to the West existing two story and one story commercial buildings and this project single story commercial buildings fronting on Carson St per code.

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.

The current use is as a monthly residence motel and single family rentals. Additional traffic in the neighborhood will be generated due to the increased occupancy on site, but because most residents in the transitional housing program do not own cars the added traffic will be less than traditional multifamily housing. The site is accessed from numerous street driveways which will help disperse traffic flow. The Carson Street driveway cut will be closed off improving traffic flow along Carson Street. The only noise impact will be contained within the buildings. There will be no outdoor amplification and none of the multifamily residence activities will produce loud noise, dust, odors, vibration, fumes, glare, or excessive physical activity. The architectural design of the building is scaled and massed so as not to impact the scale of the neighborhood.

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.

Fencing and tree landscape area will provide a buffer to the adjacent residences, and by providing a park like setting adjacent to the east, the neighborhood atmosphere will be maintained and the peaceful enjoyment of the neighborhood will be retained. The dilapidated buildings, decaying train, and glass gazebo currently on site will be removed, eliminating an eye sore in the middle of Carson City

The site will be accessed from street driveways at East Adams & East Park St which will help disperse traffic flow. Pedestrian drop off will occur within the middle of the site with minimal impact to the adjacent neighborhood. Additional pedestrian access from the site will occur on both East Adams & East Park Streets. The existing pedestrian access and flow through the neighborhood will remain unchanged.

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.

All proposed outdoor lighting will meet Carson City Development standards.

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.

All proposed landscaping will meet Carson City Development standards. Amenities including outdoor barbeque and play areas will be provided. Currently there is no landscape on site

F. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

- Improve the choices for housing in Carson City.
- Increase the services capacity of humanitarian and educational assistance.
- Improve a blighted site existing in the neighborhood.
- Add to the employment base in Carson City.
- Add infill along Carson Street replacing outdated and poorly maintained buildings.

Short range benefits if our project is approved will be families in need will receive services in a much more convenient location and a setting that will be more comfortable for the families. F.I.S.H. provides services to thousands of Carson City's residents each year. Many of the services provided help Carson City families sustain their existence and prepare them for a better more stable future.

Long range benefits as F.I.S.H. continues to invest time and programs into the people in need Carson City, the community, will see less poverty. F.I.S.H. provides a hand up for those that need it. Encouragement and hope for those without hope. Through our inter agency cooperation we see many of our clients become successful contributors to the community. This education program together with the housing component will make a permanent impact on Carson City residents.

F.I.S.H helps Carson City Residents with Food Assistance, Utilities Assistance, Rental Assistance, Clothing Assistance for Job Interviews, and now an educational program to improve workforce skills.

All the work F.I.S.H. does is designed to benefit the local community.

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

As F.I.S.H. will be providing shuttle service for job training we expect less traffic than the normal building of this type, there is no negative impact expected on pedestrian traffic. Sidewalk improvements along Park and Adams Street will improve pedestrian safety

Question 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?* F.I.S.H. anticipates little impact to the Carson City School District. Most residents will be relocating from other areas of the City. Pioneer School is conveniently located one block from the site with good pedestrian access, but we are unsure what the school age of residents will be.

- B. *How will your project affect police and fire protection?*
The site currently demands attention of Fire Fighters, Police and other first responders. We anticipate emergency calls to this area will be reduced. Residents must maintain a commitment to the F.I.S.H. program in order to maintain residence.

- 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?*
In discussion with Mr. Guillermo Munoz, Public Works Assistant Project Manager, and MPR comments, upgrades will be required for utilities and street improvements. These items are outlined in the MPR attached to this document. Fire flows have been obtained and are attached to this document.

D. *If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated?*

Shallow drainage basins within the designed open space are proposed.

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?*

In discussion with Mr. Guillermo Munoz, Public Works Assistant Project Manager and MPR comments, upgrades will be required for sewer utilities.

F. *What kind of road improvements are proposed or needed to accommodate your project?*

In discussion with Mr. Guillermo Munoz, Public Works Assistant Project Manager, and MPR comments, upgrades will be required for street improvements as outlined in the MPR attached to this document.

Question 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.

The development is not situated on a primary commercial arterial street frontage.

A portion of the property directly faces Carson Street. The current driveway apron on Carson Street will be abandoned and commercial buildings are proposed. These buildings will maintain the commercial/regional commercial master plan designation on the site and are in compliance with the site RC zoning. The commercial buildings proposed provides buffer to the apartments and helps the residential portion of the project comply with this standard.

The development is integrated into a mixed-use development that includes commercial development

As mentioned above, the commercial buildings proposed fronting Carson Street provide a mixed use commercial development to the residential apartments proposed on site. Access to these buildings will be convenient from the apartment buildings as the access to these buildings is proposed on the East.

The applicant has provided evidence that the site is not a viable location for commercial uses.

Not Applicable

The site is designated Mixed-Use Commercial, Mixed-Use Residential or Mixed-Use Employment on the Master Plan Land Use Map and the project meets all applicable mixed-use criteria and standards.

Development is proposed on a community/regional commercial use category where the underlying zoning permits the types and mix of uses proposed using Special Use Permit process. Adjacent master plan designation directly east of the project is high density residential. With commercial buildings and parking on the west portion of the site along the commercial corridor and apartment on the east portion of the site proposed adjacent to the high density residential zone, this infill project achieves compatibility with the neighborhood. Mixed use criteria of setbacks, open space, and mix of commercial space standards have been complied with.

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

F.I.S.H. is beneficial to public health, safety, convenience and welfare, providing needed services to thousands of people each year. The proposed educational training program will be a benefit to the citizens of Carson City.

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

The property and building in this proposal is providing a much needed upgrade to a site unchanged for 50 plus years. The utilities and street improvements will improve the value of the neighborhood for many years to come.

Project Impact Report

Traffic:

The MPR outlines requirements for a traffic study if more than 80 peak hour trips and 500 trips per day are anticipated. If the special use permit is approved and engineer will be consulted to determine traffic predicted.

Drainage:

An increased change to impervious surfaces is anticipated. On site detention is proposed within the open space area of the site design. Approximately 1200 cu ft. of detention has been estimated. An existing storm drainage system is available on Carson Street. Additional engineering will be conducted to determine storm drainage impacts.

Water:

Average daily existing usage is 1690 GPD

Average daily usage proposed use is 10,438 GPD domestic

Average daily usage proposed use is 749 GPD landscape

8,748 GPD is estimated to be added to the project

Existing calculations based on water usage information from Carson City Utilities.

Proposed use based on calculations attached

Sewer:

7,999 GPD sewer is estimated to be added to project.



Carson City
308 N. Curry Street, Suite 200
Carson City, Nevada 89703
775.883.7077

November 12, 2021

Carson City Engineering

Ref: 9941.001

RE: FISH Transitional Housing Special Use Permit – Trip Generation Memo

This memo is prepared for Carson City engineering to support the Special Use Permit application for the FISH Transitional Housing project located at 1421 N. Carson Street (APN 002-136-01).

Trip Generation

The FISH Transitional Housing project proposes the construction of 36 affordable housing units. Per the ITE Trip Generation Table, Affordable Housing generates 4.81 daily trips and 0.50 peak hour trips per dwelling unit

$$\frac{36 \text{ Units} \times 0.50}{\text{Total= 18 Peak Hour Trips}} = 18 \text{ Trips}$$

$$\frac{36 \text{ Units} \times 4.81}{\text{Total= 173 Total Daily Trips}} = 173 \text{ Trips}$$

The generated trips are less than the 80 peak hour trips and 500 trips per day threshold set by Carson City to require a traffic study per CCDS 12.13. This trip generation is also conservatively prepared, as it is anticipated that many of the residents within the affordable housing development will not have access to vehicles.

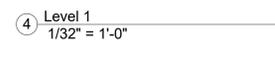
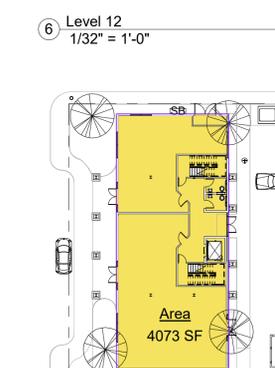
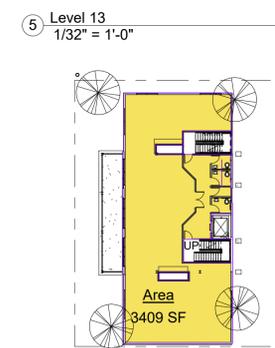
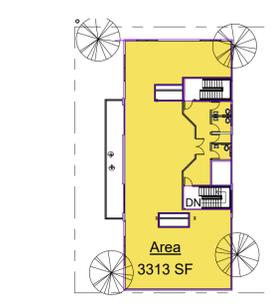
Please do not hesitate to call me at (775) 883-7077 if you have questions.

Sincerely,

Micah Laack, P.E.
Project Manager



11/15/2021



1 Site
1" = 20'-0"

7 3D View 4



CODE DATA - COMMERCIAL

COMPLIANCE REQUIRED FOR
2012 IBC, 2012 UMC, 2012 UPC, 2009 IECC & 2011 NEC
ICC WUIC 2012 AND NORTHERN NEVADA AMMENDMENTS
SITE ELEVATION : 4636
SNOW LOAD 30 PSF
ULTIMATE WIND SPEED - 130 MPH
SEISMIC CATEGORY - D

OCCUPANCY CLASSIFICATION **B**

OCCUPANT LOAD

1ST FLOOR @ 150/SF	22
2ND FLOOR @ 150/SF	20
DECK @ 5/SF	68
3RD FLOOR @ 150/SF	18
DECK @ 5/SF	62

TOTAL OCCUPANT LOAD **190**

TYPE OF CONSTRUCTION **V-B**

LOCATION ON PROPERTY **OPEN ALL SIDES**

FIRE ALARM **YES**

FIRE SPRINKLERS **YES**

BASIC ALLOWABLE FLOOR AREA: 9,000 S.F.
INCREASE FOR STORY: 18,000 S.F.
TOTAL ALLOWABLE FLOOR AREA: 27,000 S.F.

TOTAL ACTUAL FLOOR AREA:

1ST FLOOR	4,073
2ND FLOOR	3,409
3RD FLOOR	3,313
DECK	650

TOTAL FLOOR AREA **11,445 S.F.**

HEIGHT **45'-0"**

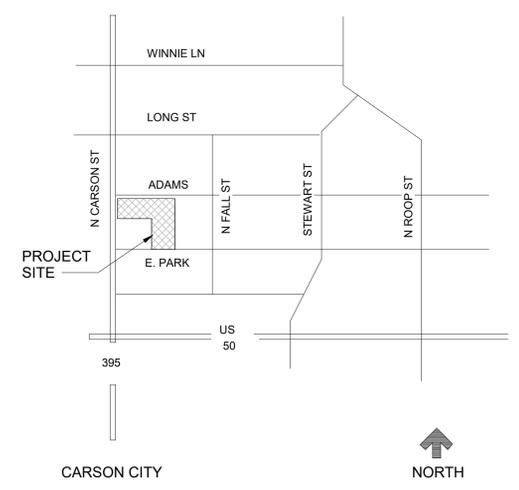
NUMBER OF STORIES **THREE**

DISTANCE FROM PROPERTY LINES

NORTH	3.91'
SOUTH	50.00'
EAST	44.83'
WEST	18.00'

EXTERIOR WALL AND OPENING PROTECTION:

BEARING	NONE = > 10 FEET
NONBEARING	SAME AS BEARING
OPENINGS	45% >> 10 FEET



3 Location Map
3" = 1'-0"

Revision Schedule

Revision Number	Revision Date

Owner:
Friends in Service Helping
138 East Long St
Carson City, Nevada 89706
775-882-3474

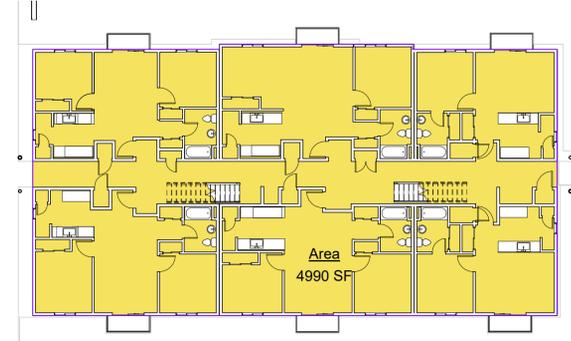
Project Address:
1421 N Carson St
Carson City, Nevada 89706
A.P.N. 002-136-01

**FISH
Transitional
Housing**
Special Use
Permit
Amendment

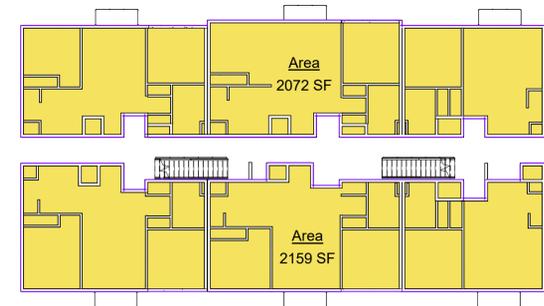
Site Plan

Project number	
Date	12-14-21
Drawn by	JPC
Checked by	JPC

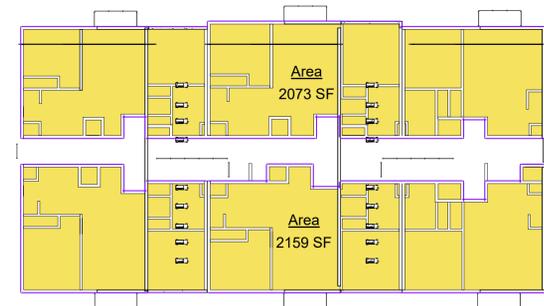
A001
Scale As indicated



④ Level 1 Copy 1
1/16" = 1'-0"



⑤ Level 12 Copy 1
1/16" = 1'-0"



⑥ Level 13 Copy 1
1/16" = 1'-0"



① Open Space Site
1" = 20'-0"



APARTMENT SUMMARY

24 TWO BEDROOM APTS
12 ONE BEDROOM

36 TOTAL UNITS

PARKING CALC

TWO SPACE PER UNIT
REQ'D FOR RESIDENTIAL
36 UNITS PROPOSED 72 SPACES REQ'D

ONE SPACE PER 250 SF
REQD SHOPPING CENTER
11,445 SF 46 SPACES REQ'D

118 TOTAL SPACES REQ'D

PARKING BREAKDOWN

STREET	21
COMPACT	12
HANDICAP	3
REGULAR	45
TOTAL PROPOSED	60
APARTMENT	14
SHOPPING CTR	46

DENSITY

NO MAXIMUM DENSITY IN RC ZONING

OPEN SPACE - 250 SF PER UNIT x 36 UNITS
9,000 SF OPEN SPACE REQUIRED

APARTMENT FOOTPRINT = 9,980 SF
COMMERCIAL FOOTPRINT = 4,073 SF

PAVING = 22,860 SF
WALKS = 1722 SF
DECKS = 200 SF

TOTAL IMPERVIOUS = 38,835 SF

LANDSCAPING

20% OF IMPERVIOUS SURFACE LANDSCAPE REQUIRED
1 TREE PER 10 PARKING REQUIRED

20% X 38,835 SF IMPERVIOUS SURFACE REQUIRED = 7,767 SF

8,157 SF APARTMENT OPEN SPACE
900 SF DECK PROVIDED
9,057 SF TOTAL APT. OPEN SPACE PROVIDED

5,826 SF LANDSCAPE PROVIDED

14,883 SF TOTAL OPEN SPACE/ LANDSCAPE PROVIDED

100021

CODE DATA - APARTMENT

COMPLIANCE REQUIRED FOR 2012 IRC, 2012 UMC, 2012 UPC, 2009 IECC & 2011 NEC	
ICC W/UC 2012 AND NORTHERN NEVADA AMMENDMENTS	
SITE ELEVATION - 4536	
SNOW LOAD 30 PSF	
ULTIMATE WIND SPEED - 130 MPH	
SEISMIC CATEGORY - D	
RESIDENCE PER BUILDING	R-2
OCCUPANT CLASSIFICATION	RESIDENCE PER BUILDING
OCCUPANT LOAD	66
TYPE OF CONSTRUCTION	V-B
LOCATION ON PROPERTY	OPEN 2 SIDES
FIRE ALARM	YES
FIRE SPRINKLERS (INCREASE FOR THIRD FLOOR)	YES
BASIC ALLOWABLE FLOOR AREA:	7,000 S.F.
INCREASE FOR STORY	14,000 S.F.
TOTAL ALLOWABLE FLOOR AREA:	21,000 S.F.
1ST FLOOR	4,984
2ND FLOOR	4,130
3RD FLOOR	4,130
DECK	900
TOTAL ACTUAL FLOOR AREA	14,144 S.F.
HEIGHT	30'-0"
NUMBER OF STORIES	THREE
DISTANCE FROM PROPERTY LINES	
NORTH	10.0'
SOUTH	10.0'
EAST	30.0'
WEST	54.45'
EXTERIOR WALL AND OPENING PROTECTION:	
BEARING	NONE => 10 FEET
NONBEARING	SAME AS BEARING
OPENINGS	45% => 10 FEET

⑦ Code Data Apartment
3/16" = 1'-0"

③ Parking Data Copy 1
1" = 10'-0"

Revision Schedule

Revision Number	Revision Date

Owner:
Friends in Service Helping
138 East Long St
Carson City, Nevada 89706
775-882-3474

Project Address:
1421 N Carson St
Carson City, Nevada 89706
A.P.N. 002-136-01

**FISH
Transitional
Housing
Special Use
Permit
Amendment**

**Open Space
Exhibit**

Project number	
Date	12-14-21
Drawn by	JPC
Checked by	JPC

A002

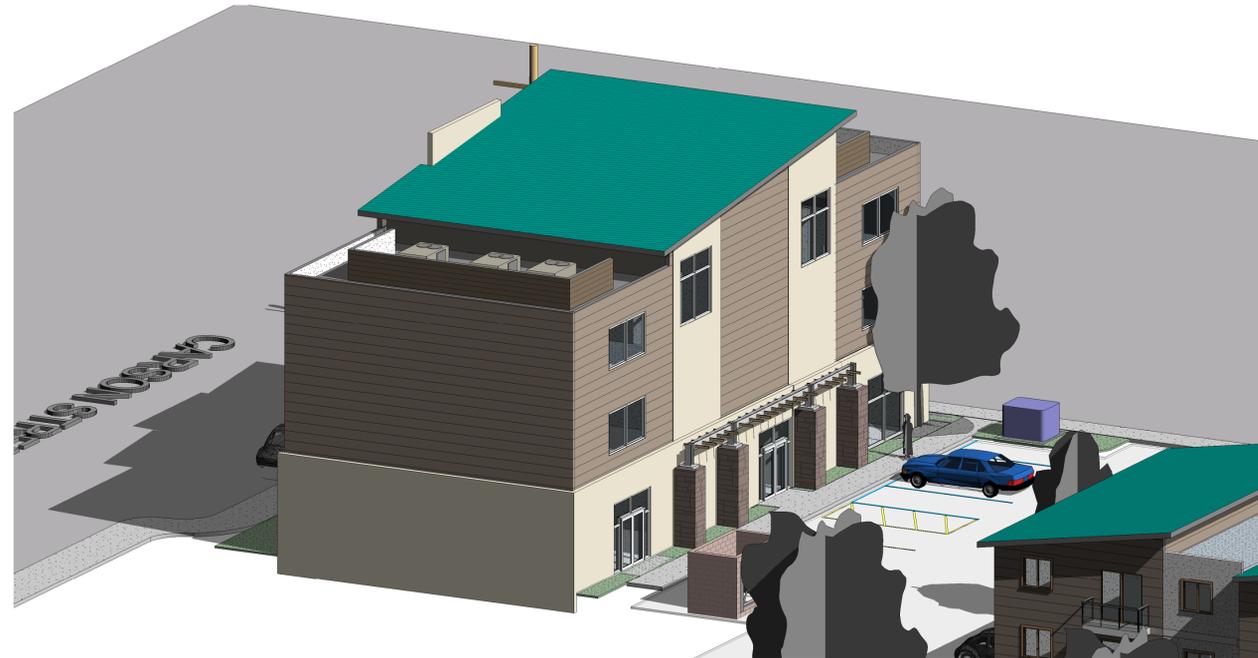
Scale As indicated



③ {3D} Copy 3



② 3D View 2



① {3D} Copy 4

Revision Schedule

Revision Number	Revision Date

Owner:
Friends in Service Helping
138 East Long St
Carson City, Nevada 89706
775-882-3474

Project Address:
1421 N Carson St
Carson City, Nevada 89706
A.P.N. 002-136-01

**FISH
Transitional
Housing**

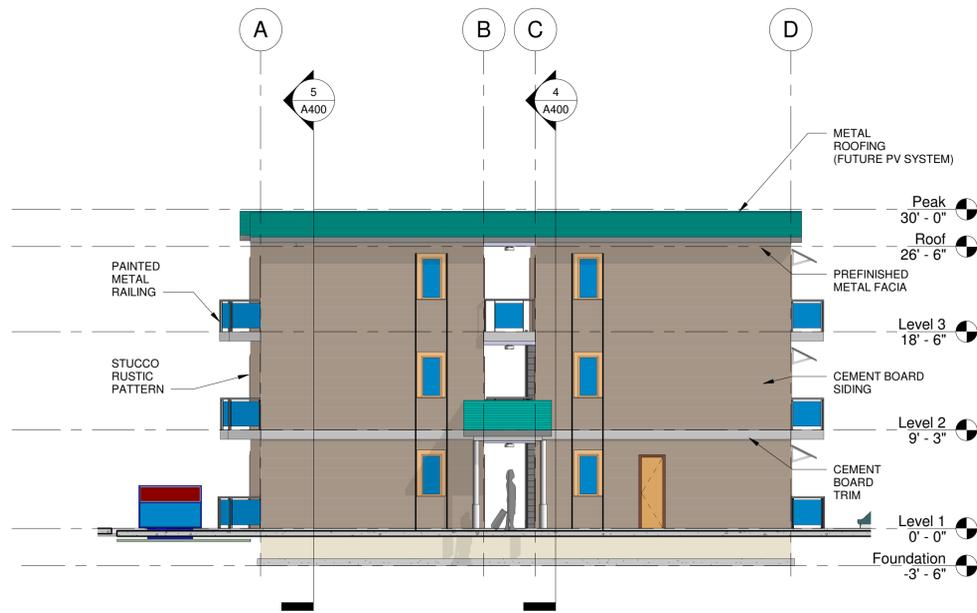
Special Use
Permit
Amendment

Perspectives

Project number	
Date	12-14-21
Drawn by	JPC
Checked by	Checker

A003

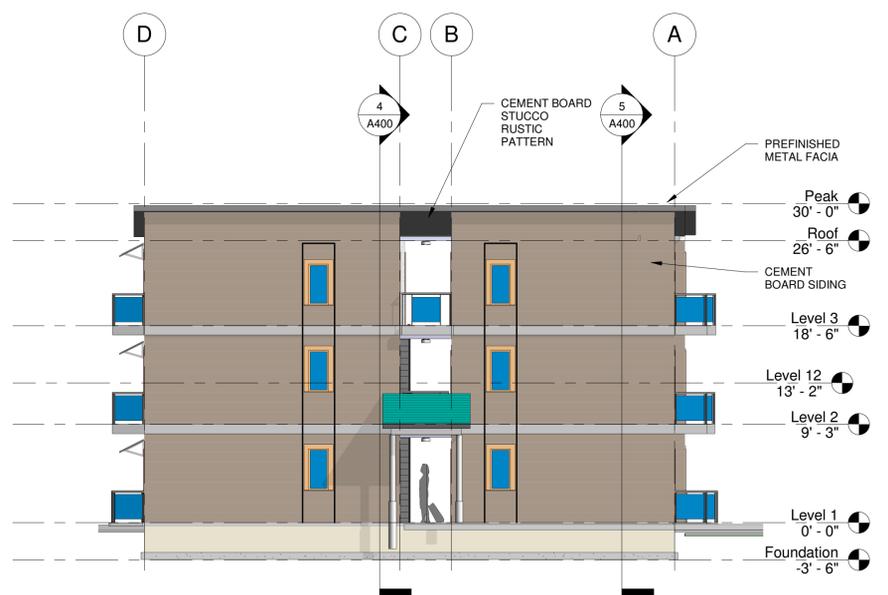
Scale



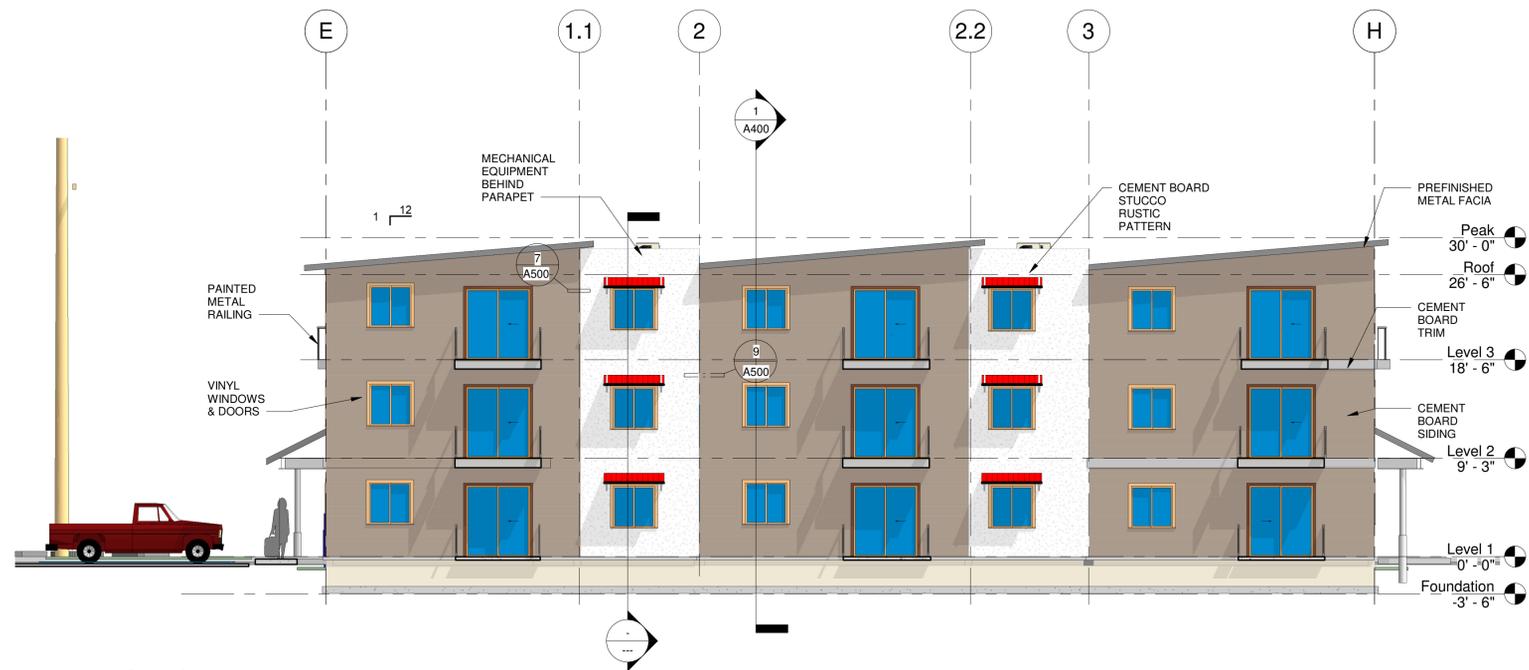
② West - Apartment
1/8" = 1'-0"



③ North - Apartment
1/8" = 1'-0"



① East - Apartment
1/8" = 1'-0"



④ South - Apartment
1/8" = 1'-0"

Revision Schedule

Revision Number	Revision Date

Owner:
Friends in Service Helping
138 East Long St
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FISH
Transitional
Housing

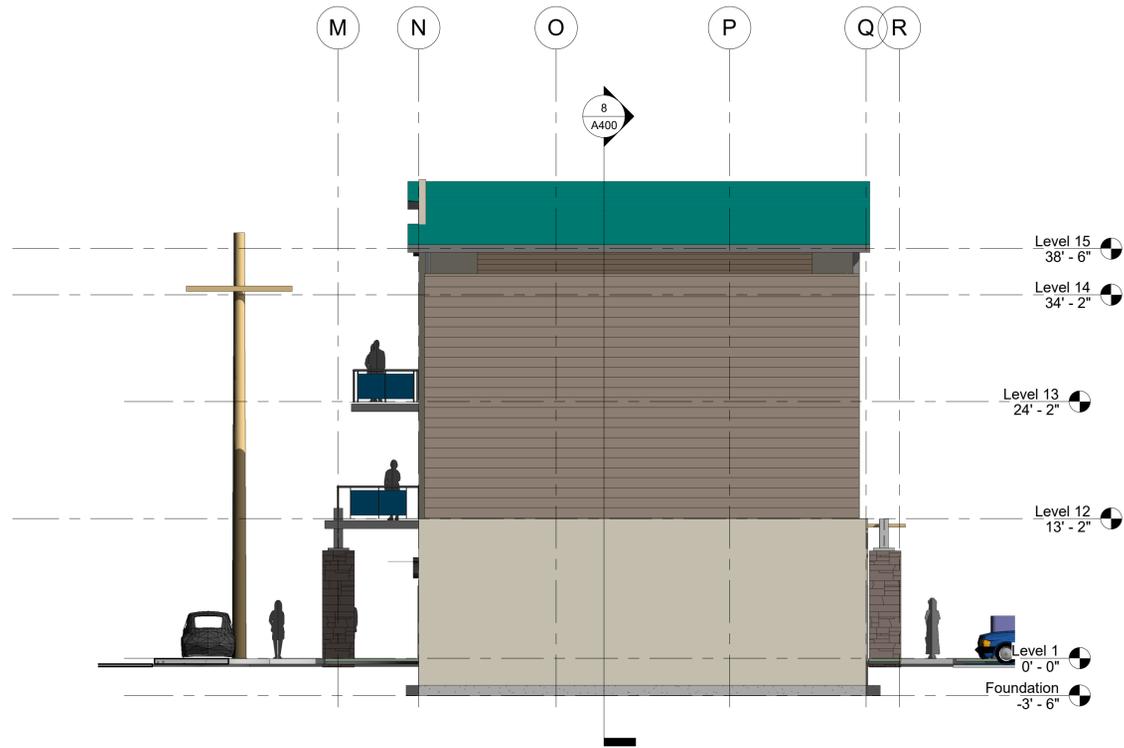
One & Two
Bedroom

Elevations

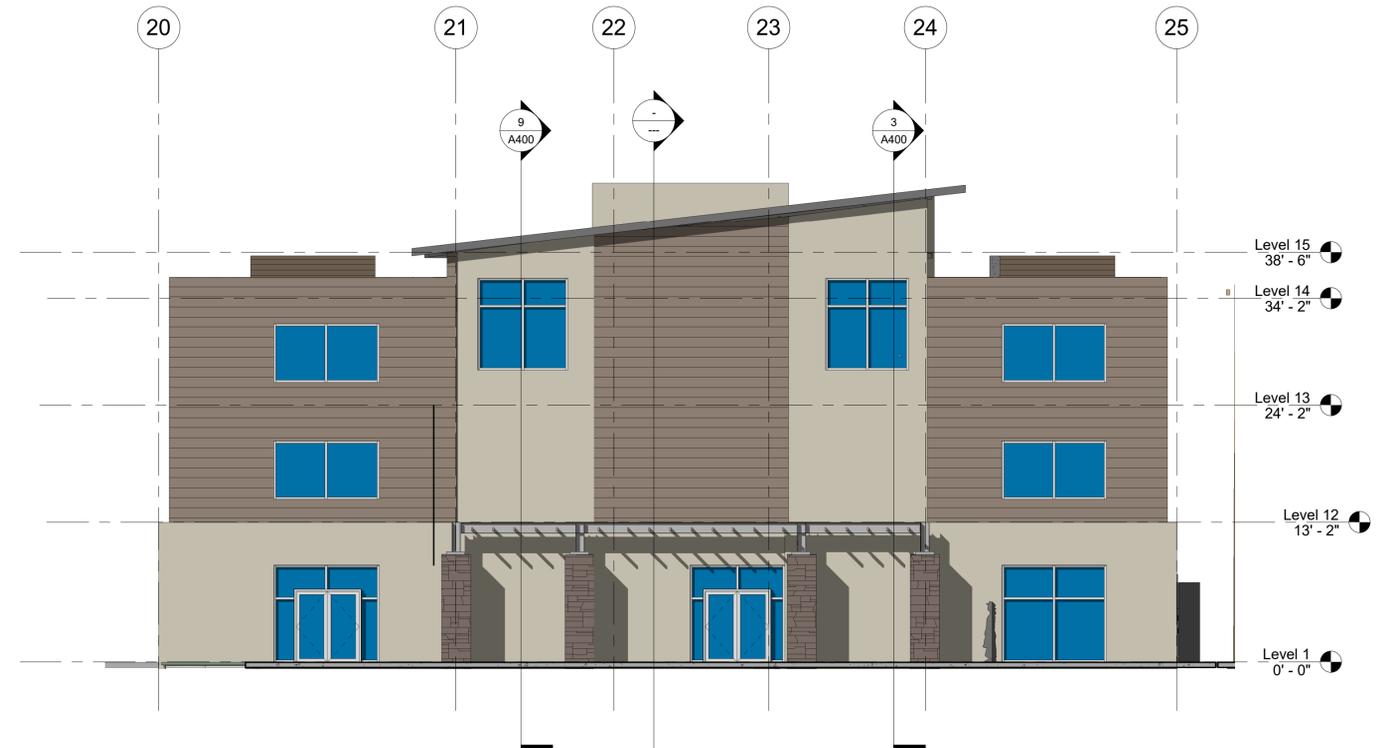
Project number	
Date	10-29-21
Drawn by	JPC
Checked by	JPC

A300

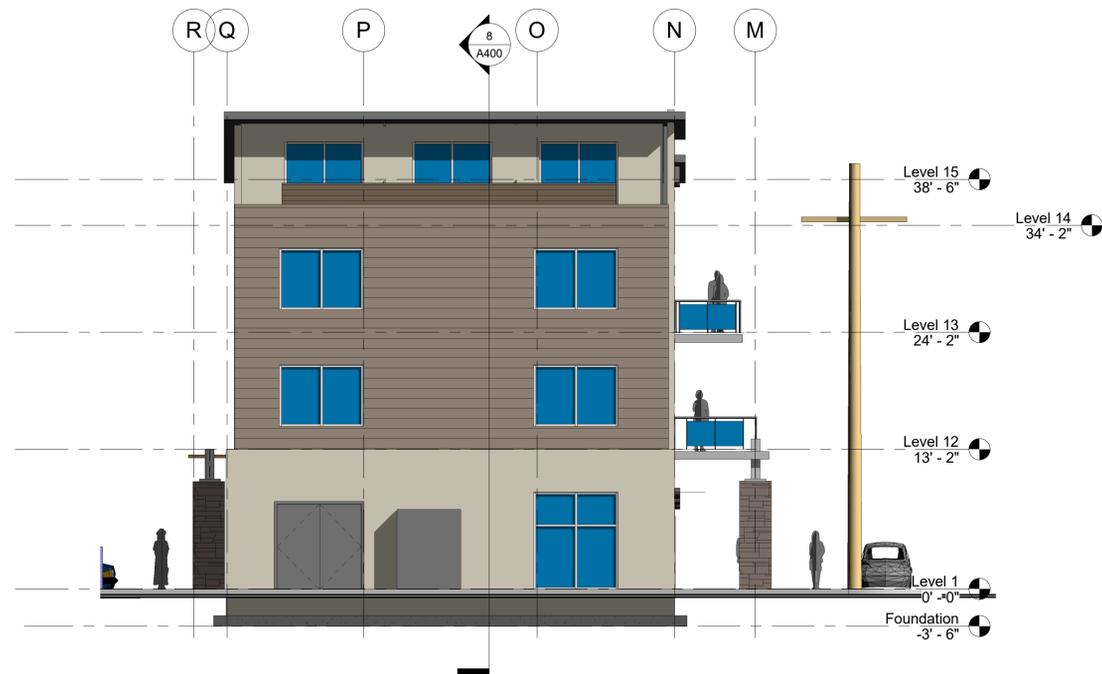
Scale 1/8" = 1'-0"



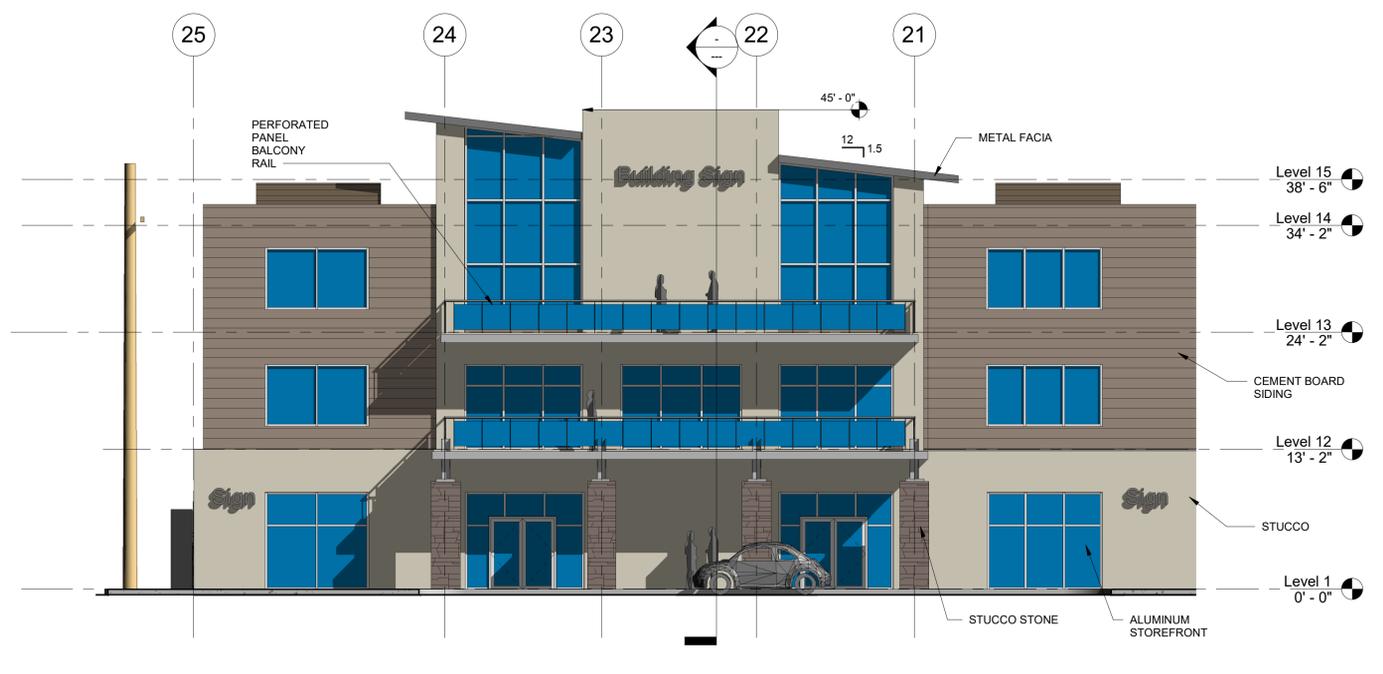
④ Elevation 4 - south commercial
1/8" = 1'-0"



② Elevation 3 - east commercial
1/8" = 1'-0"



③ Elevation 2 - north commercial
1/8" = 1'-0"



① Elevation 1 - west commercial
1/8" = 1'-0"

Revision Schedule

Revision Number	Revision Date

Owner:
Friends in Service Helping
138 East Long St
Carson City, Nevada 89706
775-882-3474

Project Address:
1421 N Carson St
Carson City, Nevada 89706
A.P.N. 002-136-01

FISH
Transitional
Housing

Special Use
Permit
Amendment

Commercial
Elevations

Project number	
Date	12-14-21
Drawn by	JPC
Checked by	Checker

A310

Scale 1/8" = 1'-0"

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: FISH Apartments & Commercial Building

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN



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

Is or does the proposed development:

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

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

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

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

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

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

CHAPTER 7: A CONNECTED CITY



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

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

Is or does the proposed development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

June 26, 2020

FISH EMERGENCY REFERRAL SERV PR
% Jim Peckham
138 E Long St.
Carson City, NV 89701

JUN 29 2020

RE: 2-136-01 (1421 N Carson St.)

Dear Mr. Peckham;

Based on the facts provided in your application, we have approved the continuance of your Real/Personal Property Tax Exemption, effective July 1, 2020, as a charitable corporation in accordance with Nevada Revised Statute NRS 361.140.

In the event any portion of the exempt property is used for any purpose other than as stated in your application the property could be subject to taxation. NRS 361.155(3) requires that you notify our office if the property loses its exemption or becomes taxable for any reason. For example, if any or all of the exempt property is leased, loaned or otherwise made available to and used by any person or entity in connection with a business conducted for profit or as a residence it is subject to taxation (NRS 361.157 and 361.159).

This tax exemption applies only to Carson City Real and Personal Property taxes and does not provide exemption from any other tax.

You can view NRS 361 at: www.leg.state.nv.us, Law Library, NRS, Table of Contents, Title 32 Revenue and Taxation, Chapter 361 Property Taxation.

Please do not hesitate to contact me should you have any questions.

Sincerely,


Kimberly Adams
Chief Deputy Assessor

DAVID A. DAWLEY – CARSON CITY ASSESSOR
201 North Carson Street, Suite 6 • 89701 • (775) 887-2130 • (775) 887-2139
Hearing Impaired use: 711

2-136-05
2-136-04

Kimberly Adams

From: Jim@nvfish.com
Sent: Thursday, May 27, 2021 1:03 PM
To: Kimberly Adams
Subject: FW: 140 E. Park & 144 E. Park Street is ON RECORD!!!!!!!!!!!!!!
Importance: High

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

Kimberly,
As discussed, these two properties are now a part of our Whistle Stop Complex and should also become exempt from property tax.
Please let me know if you need any additional information.

Thanks again for all your help!

Jim Peckham Cell: 775-450-9180
Executive Director
FISH
Friends In Service Helping
Providing Food, Instruction, Shelter and Health Care
138 E. Long St. Carson City, NV 89706
775-882-3474 Ext 1019
Click here to check out our [FISH Revitalization Project](#)
www.nvfish.com

From: DeWitt, Danielle <danielle.dewitt@ticortitle.com>
Sent: Thursday, May 27, 2021 11:48 AM
To: jim@nvfish.com
Cc: Reno dewitt unit <team.dewitt@ticortitle.com>; 'Dionne Brinson' <dionne.crain@att.net>; Valerie J Cooney <cooneyval@gmail.com>; Brad Harris <brad.harris@swgas.com>; Kim@nvfish.com
Subject: RE: 140 E. Park & 144 E. Park Street is ON RECORD!!!!!!!!!!!!!!
Importance: High

This message was sent securely using Zix®

TAXES