

**STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF FEBRUARY 23, 2022**

**FILE NO: LU-2022-0012**

**AGENDA ITEM: 6.A**

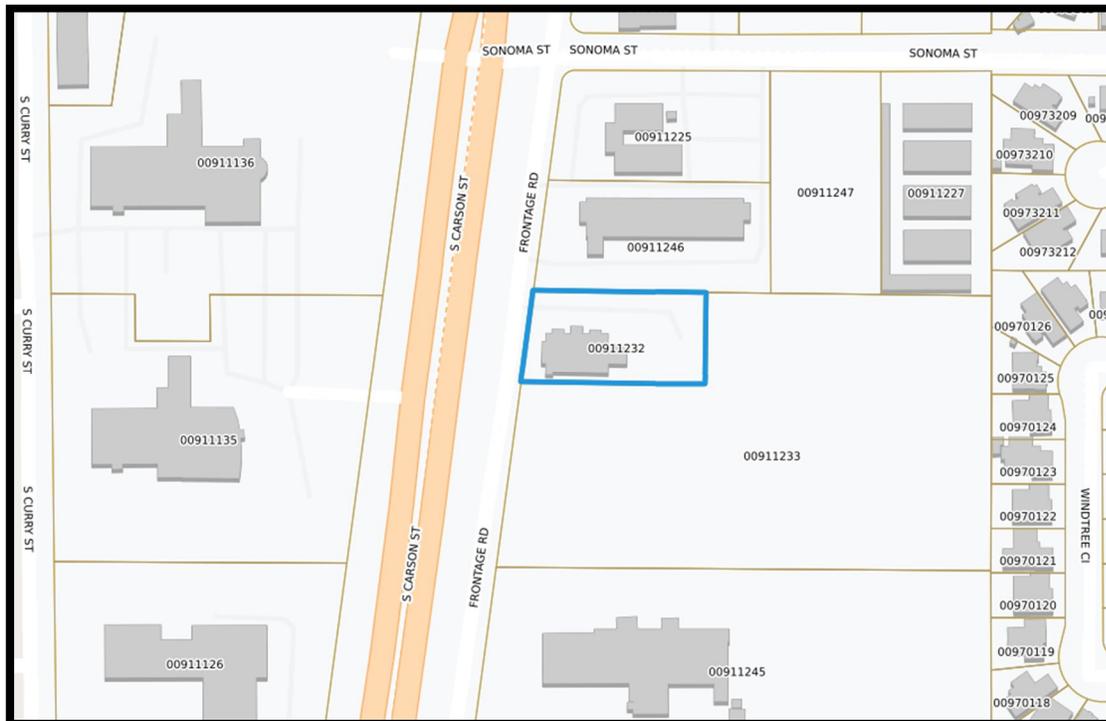
**STAFF CONTACT:** Heather Manzo, Associate Planner

**AGENDA TITLE:** LU-2022-0012 For Possible Action: Discussion and possible action regarding a request for a special use permit (“SUP”) to allow for the establishment of a childcare facility on property zoned Retail Commercial (“RC”) located at 2901 South Carson Street, APN 009-112-32. (Heather Manzo [hmanzo@carson.org](mailto:hmanzo@carson.org))

**STAFF SUMMARY:** The applicant is proposing to relocate an existing childcare facility to the subject location to provide care for a maximum of 70 children. A special use permit is required. The Planning Commission is authorized to approve the special use permit.

**PROPOSED MOTION:** “I move to approve the special use permit Case No. LU-2022-0012 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. The childcare facility shall be limited to a maximum of 70 children.
6. The applicant shall obtain and maintain appropriate state licensing.

**LEGAL REQUIREMENTS:** Carson City Municipal Code (“CCMC”): 18.02.080 (Special Use Permits), 18.04.130 Retail Commercial (“RC”), and Carson City Design Standards (“CCDS”) Division 1, Section 1.6 (Childcare Facilities Performance Standards).

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

**PRESENT ZONING:** Retail Commercial (“RC”)

**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: RC / car dealership
- WEST: RC / car dealership
- NORTH: RC / motel
- SOUTH: RC / car dealership

**ENVIRONMENTAL INFORMATION:**

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

**SITE DEVELOPMENT INFORMATION:**

- SITE SIZE: ±0.69 acres
- EXISTING DEVELOPMENT: vacant. Previous AAA offices
- PROPOSED DEVELOPMENT: childcare facility to serve up to 70 children
- PROPOSED PARKING: 22 onsite spaces

**PREVIOUS REVIEWS:** None

**DISCUSSION:**

The applicant is proposing a change of use from offices to a childcare facility on a ±0.69 acre site with an existing ±4,622 square foot building. No additions are being proposed, the existing landscape area will remain, and the parking lot located to the east of the building will be converted

to a fenced play area.

Per CCMC 18.04.130, childcare facilities 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. Childcare facilities also need to comply with the regulations outlined in the CCDS Division 1, Section 1.6.

**PUBLIC COMMENTS:** Public notices were mailed on February 8, 2022 to 45 property owners within 500 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 February 23, 2022, 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. Requirements include the installation of single station smoke alarms, a manual pull station fire alarm, and a fire access turnaround. The turnaround will be located to the east of the existing building. Upon review, it appears there is adequate area to provide for emergency vehicle turnaround onsite without the loss of parking spaces or other necessary site improvements.

**Development Engineering:**

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

- The project must meet all Carson City Development Standards and Standard Details including but not limited to the following:
  - A backflow preventer must be installed on the domestic and fire sprinkler lines if applicable, meeting the standards of Nevada Administrative Code 445A.
  - The parking lot must be re-stripped to meet Carson City Standard Detail C-5.5.2. Perpendicular spaces are recommended to improve site circulation.
  - Sufficient space must be provided at the back of the parking lot for emergency and passenger vehicle turnaround.

**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 closest intersection is Frontage Road and Sonoma Street. Frontage Road is a local street while Sonoma Street is minor collector. Adjacent intersections are operating at acceptable levels of service and the additional traffic from the childcare facility is not anticipated to cause the need for any mitigation, based on the City's traffic model. A trip generation letter was prepared by Headway Transportation on January 24, 2022 which states that with a maximum of 70 students, there will be 55 a.m. peak hour trips ("PHT") and 55 p.m. PHT. The project will not meet the threshold to require a full traffic analysis.

Parking and internal circulation: There is onsite parking offered with the point of ingress/egress being onto Frontage Street.

Adjacent Streets On-Street Parking: There is no on-street parking on Frontage Street.

### **CCMC 18.02.080(5)(d) - Public Services**

Sanitary Sewer: The existing sewer main is an 8-inch vitrified clay pipe on the west side of the property (Frontage Road). This main is approximately 40% full (d/D).

Water: The existing water main is a 12-inch asbestos concrete on the west side of the property (Frontage Road). A backflow preventor will need to be installed on the domestic water service.

Storm Drain: The existing storm drain is 18-inch reinforced concrete pipe on the northwest corner of the property that drains to the 24-inch reinforced concrete pipe flowing north. No impervious space is being added to the project, so there is no need for detention and there are no known drainage issues in this area.

### **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) and no special flood mitigation is required.

Site slope: The site is relatively flat and fully developed.

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.

### **CCMC18.02.080(5)(h) – Adequate Information**

The plans and reports provided were adequate for this analysis.

### **HEALTH DEPARTMENT DISCUSSION:**

As a childcare facility, the applicant will need to demonstrate that the new location is approved by the State Child Care Licensing Division prior to the approval of a business license. Since the applicant is relocating an existing business, the applicant is familiar with the State requirements for the use.

**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.

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.

The proposed project will re-activate a vacant building consistent with the concepts of compact development, placing people near economic centers to encourage mixed-use activity centers, and promotes infill 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. Adaptive reuse of the developed site will activate a vacant property along the Carson Street corridor. The use is compatible with surrounding commercial uses.

**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 site is developed, existing access will be utilized, sidewalks exist along the site frontage, and there is sufficient capacity in the roadway network to support the proposed use. The applicant provided a trip generation letter prepared by Headway Transportation that shows the traffic generated by the proposed use with a maximum of 70 students will not trigger a requirement for further traffic analysis.

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

The site is within a developed area of the City and adequate public facilities and services exist to serve the site. The Fire Department has noted that the site will need to provide some improvements to ensure the site complies with the current fire code requirements.

**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.***

A childcare facility is a conditional use in accordance with CCMC 18.04.130 Retail Commercial Conditional Uses and requires a SUP. The use is subject to the standards outlined in CCDS Section 1.6 and compliance with these standards is summarized below. 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.

CCDS Section 1.6: The following performance standards shall be used in review of individual special use permit requests for childcare facilities in addition to other standards of this title.

1. The size, client density and operational characteristics, including, but not limited to, the number of employees, hours of operation and loading/unloading area of a proposed childcare facility within a residential zoning district shall be compatible with and shall not adversely affect adjacent residents pursuant to the requirements of this chapter. Consideration shall be given to the following:
  - a. With the construction of, or approval of, new facilities, the facility shall be similar in scale, bulk and site coverage with that of the immediate neighborhood;
  - b. The availability of public facilities, services and utilities;
  - c. Emphasis on maintaining the residential neighborhood character;
  - d. The generation of traffic and the capacity and physical character of surrounding streets.

*Staff Response: The site is located within a commercial zoning district and is surrounded by commercial uses. The applicant anticipates having between 5 and 7 employees and has requested a maximum of 70 children. Employee parking will be located toward the eastern portion of the site while approximately 15 parking spaces will be available to clients for pick-up and drop-off. The site is developed and will not require any new services or facilities and there is capacity in the roadway network to accommodate the use.*

2. Parking shall meet the requirements of Division 2 (Parking and Loading) of the development standards.

*Staff Response: Parking standards for childcare facilities require 1 space for every employee and require drop-off and pick-up areas. The site will have a total of 22 parking spaces. At peak operation, seven spaces will be required for employees and 15 spaces will be available for student drop-off and pick-up.*

3. Landscaping. In the design of parking area landscaping, considerations shall be given to the retention of existing trees and shrubbery.

*Staff Response: The site is fully developed with existing landscape area. The applicant has proposed to retain existing landscape area and if maintenance is needed, will make improvements to landscape areas along with other site improvements.*

4. Signs. This section shall apply exclusively to signs for childcare facilities located within a residential zoning district. Compliance with Division 4 (Signs) of the development standards shall not be required for a childcare facility. The board find and declare that an on-site sign to "advertise or promote" the facility is not necessary. On-site identification of the address and logo no greater than 2 square feet in size distinctive to a particular childcare facility used as a public convenience in identifying the site for the public shall be permitted.

*Staff Response: Since the site is located within a commercial zoning district and is surrounded by commercial uses, this requirement does not apply. Signs require a sign*

*permit and must be in compliance with Division 4 of the CCDS.*

5. If the facility's structure is located within the historic district, then design and material shall require review and approval by the HRC.

Staff Response: *Since the site is not located within a historic district, this requirement does not apply.*

6. Open Space. Open space requirements shall be designated and regulated by the Carson City health department prior to approval of the special use permit.

Staff Response: *The applicant will comply with this requirement.*

7. Interior Space Requirement for Children. The interior space requirements shall be designated and regulated by the Carson City health department prior to approval of the special use permit.

Staff Response: *The applicant will comply with this requirement.*

8. Childcare facilities may be established in the general industrial ("GI") zoning district only as an accessory use to a permitted primary use.

Staff Response: *The project is located within the RC zoning district and this requirement is not applicable to the site.*

9. In residential zoning districts, a childcare facility may only be established as an accessory use to the residential use of the structure, and the residence must be occupied by the operator as a primary residence.

Staff Response: *The site is located within a commercial zoning district so this requirement does not apply to this project.*

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

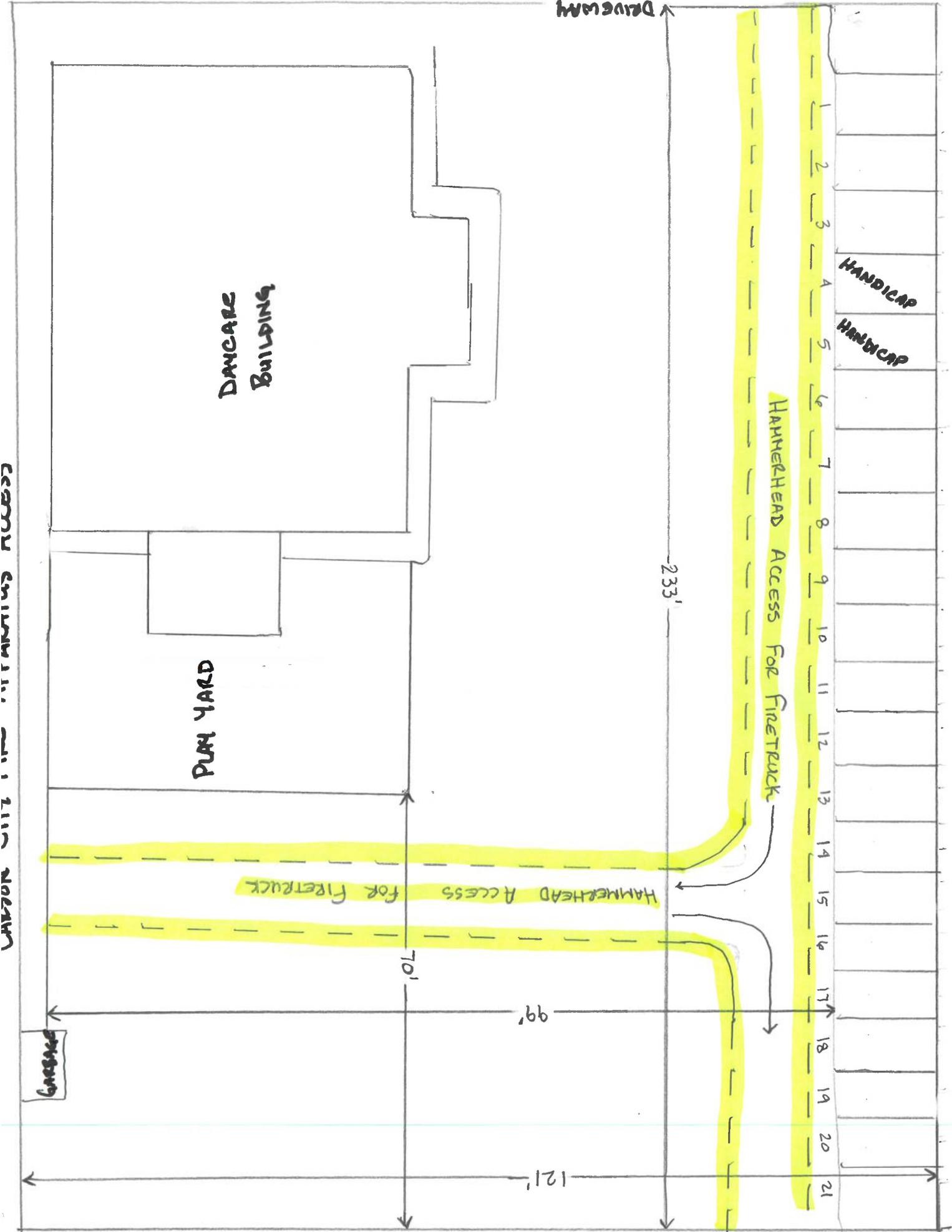
The use located in a commercial zoning district, located along a major arterial, and is surrounded by commercial uses. As conditioned, the proposed use will not be detrimental to public health, safety, convenience, and welfare. The use is compatible with other uses in the neighborhood.

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

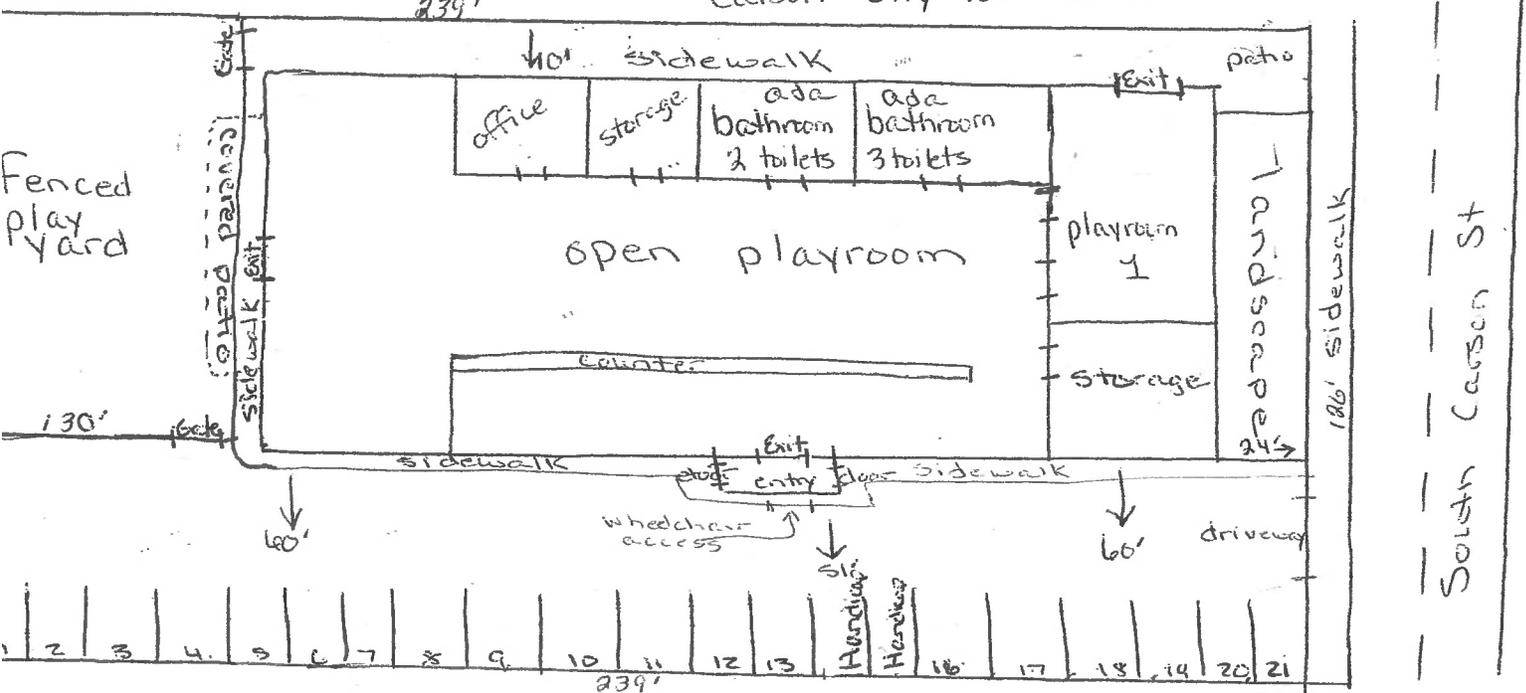
The proposed use will be established within an existing building and on a fully developed site. The use is compatible with other surrounding commercial uses and will not result in material damage to other property in the vicinity.

Attachments:

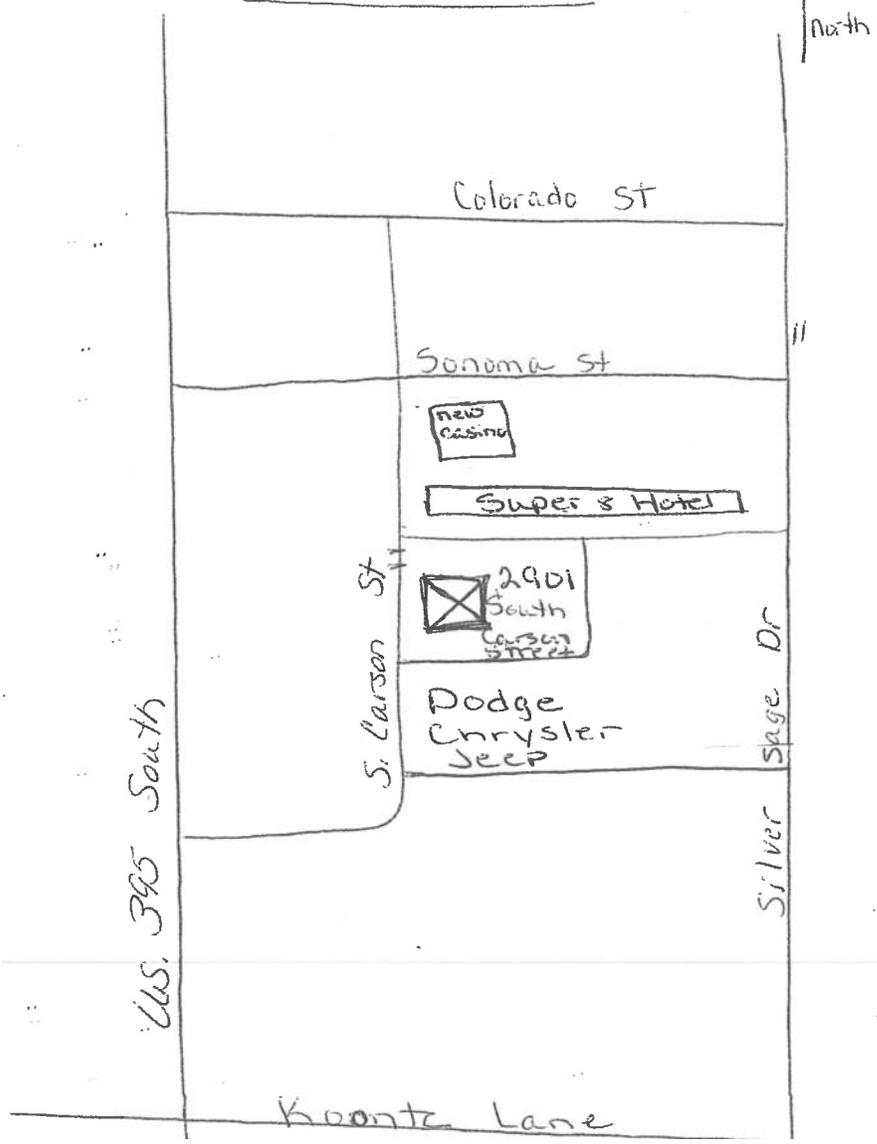
Updated Site Plan  
Application LU-2022-0012



**\* Site Plan For Shelly Bellies Childcare \***  
 2901 S. Carson St  
 Carson City NV 89701



**\* Location Sketch \***



**Owner :** Bradford Marks  
 3123 Overhill Rd.  
 Mountain Brook, AL 35223  
 C/O  
 OTRE Investments LLC &  
 OTRE Capital LLC  
 5674 Somona Dr  
 Pleasonton, CA 94566

**Applicant:** Michelle Ayrault &  
 Robert Ayrault  
**Request:** To allow for Childcare Facility/SUP  
**Location:** 2901 S. Carson St.  
 Carson City, NV 89701

**Master Plan Land Use Designation:**  
 Retail Commercial

**APN:** 00911232

**Site Plan Prepared by** Michelle Ayrault

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)

FOR OFFICE USE ONLY:

CCMC 16.02.080

**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.

**FILE #**

APPLICANT: Michelle Ayrault PHONE #: 775-297-5621  
 MAILING ADDRESS, CITY, STATE, ZIP: \_\_\_\_\_

EMAIL ADDRESS: shellybellies21@att.net  
OTRE Investments LLC and OTRE Capital LLC  
40 Bradford F. Marks

PROPERTY OWNER: 3123 Overhill Road PHONE #: 415-310-5720  
Mountain Brook, AL 35223  
 MAILING ADDRESS, CITY, STATE, ZIP: \_\_\_\_\_

EMAIL ADDRESS: bmarks@otre.net

APPLICANT AGENT/REPRESENTATIVE: Michelle Ayrault PHONE #: 775-297-5621  
1320 Northhill Dr CC NV 89706

MAILING ADDRESS, CITY STATE, ZIP: \_\_\_\_\_  
Shellybellies21@att.net

EMAIL ADDRESS: \_\_\_\_\_

Project's Assessor Parcel Number(s)

009-112-32

Street Address

2901 S. Carson St

Project's Master Plan Designation

RC

Project's Current Zoning

Retail Commercial

Nearest Major Cross Street(s)

S. Carson St

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.  
move our daycare from 2210 Lone Mountain Dr. CC, NV to said property at 2901 S. Carson City, established in 2002

**PROPERTY OWNER'S AFFIDAVIT**

I, Bradford F. Marks, 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.

B.F.M.

3123 Overhill Road

Mountain Brook, AL 35223

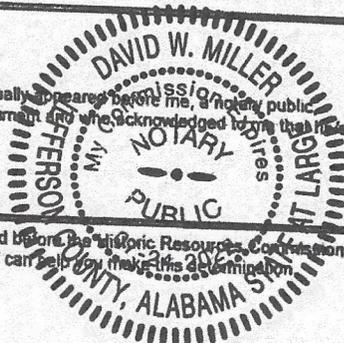
January 10, 2022

Signature: Bradford F. Marks  
 Manager and Authorized Representative of  
OTRE Investments LLL and OTRE Capital LLC  
 Use additional page(s) if necessary for additional owners.

STATE OF ~~NEVADA~~ Alabama  
 COUNTY ~~Jefferson~~ \_\_\_\_\_

On Jan 10 2022, Bradford Marks, personally appeared before me, a Notary Public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public



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.

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)

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: \_\_\_\_\_

Submital 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.

**FILE #**

APPLICANT **Michelle Anvaut** PHONE # **775-247-5162**

MAILING ADDRESS, CITY, STATE, ZIP  
**shellybellies21@att.net**

EMAIL ADDRESS **OTRE Investments LLC and OTRE Capital LLC**

PROPERTY OWNER **Bradford E. Marks** PHONE # **415-310-5720**

MAILING ADDRESS, CITY, STATE, ZIP  
**3123 Overhill Road Mountain Brook, AL 35223**

EMAIL ADDRESS **bmarks@otrc.net**

APPLICANT AGENT/REPRESENTATIVE **Michelle Anvaut** PHONE # **775-247-5162**

MAILING ADDRESS, CITY, STATE, ZIP  
**1320 Northhill Dr CC NY 89706**

EMAIL ADDRESS **shellybellies21@att.net**

Project's Assessor Parcel Number(s) <b>009-112-32</b>	Street Address <b>2901 S. Carson St</b>
Project's Master Plan Designation <b>RC</b>	Project's Current Zoning <b>Retail Commercial</b>
	Nearest Major Cross Street(s) <b>S. Carson St</b>

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail  
**move our daycare from 2218 Lone Mountain Dr. CC. to said property at 2901 S Carson City, established in 2002**

**PROPERTY OWNER'S AFFIDAVIT**

I, **Bradford E. Marks**, 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.

**B.M.F. Marks** **3123 Overhill Road Mountain Brook, AL 35223** **January 10, 2022**  
 Signature and Authorized Representative Address Date

**OTRE Investments LLC and OTRE Capital LLC**  
 Use additional page(s) if necessary for additional owners.

STATE OF **Alabama** **Bradford Marks**  
 COUNTY **Jackson**  
 On **Jan 10 2022** **Bradford Marks** 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 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.

**ACKNOWLEDGMENT OF APPLICANT**

I certify that the foregoing 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 of this application does not exempt me from all City code requirements.

Michelle Ayrault  
Robert Ayrault

Michelle Ayrault  
ROBERT AYRAULT

1-11-22  
1/11/22

**Applicant's Signature**

**Print Name**

**Date**

**SPECIAL USE PERMIT APPLICATION FOR 2109 SOUTH CARSON ST, CC, NV 89706**

**QUESTION 1:** Will be consistent with the objectives of the Master Plan Elements:

Goals:

- Economic Vitality
- 1) strong employment base
  - 2) broader range of services along the gateway
  - 3) support redevelopment efforts

Livable neighborhoods & activity centers

- 1) Increasing the quality of development
- 2) Encouraging redevelopment
- 3) Mixed use in activity centers

Enhance the quality of life for Carson City

- 1) Provide infrastructure to support the population growth  
For public facilities

Due to the increase population in Carson City and the growth impact we are having of more companies moving into our area, more families need childcare. I have been in my building for 11 years, unfortunately, the owner has refused our lease offer to buy at a certain amount negotiated, he has now doubled the price and more, I cannot afford to buy the building, and do not believe it is worth what he is asking. This has left me to search for another building. Which has brought me to the building at 2109 South Carson St. It is very hard to find buildings that meet all the criteria that buildings need to have a childcare in, and this building has everything I need. In a time crunch, because the owner of my building has now put it on the market, it can be sold any day, leaving my clientele of 45 families out of service. If this SUP is approved, I can accommodate these 45 families, and service up to 15 to 25 more families with the aloud square footage and toilets necessary. Also providing 3-4 more employees needed. There is already a daycare shortage in Carson, and a lot of people look to private services that are unlicensed and uninsured. I have 20+ people on a waiting list as of now to come to my facility, but due to capacity, I cannot take more. I have been in daycare since 1986, working for my family's childcare, and opening my own childcare in 2002. I have worked successfully with the State licensing, Tammy Hutchinson, and Carson City Health Dustin Booth for several years, I have an outstanding record. I have people that I have care for now working for me. I am hoping acquiring this building will help reuse buildings that are sitting vacant, and help the economy grow, with childcare being available to more families.

**QUESTION 2:** Will not be detrimental use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood, etc...

- A. Land uses in the adjoining neighborhood,  
to the West ,Hwy 395, and car lots, zoned RC  
to the North Super 8 Hotel, zoned RC  
to the South, Dodge Chrysler Jeep Sales, zoned RC  
to the East, back of Dodge car sale, zoned RC
- B: This project will not hurt the property values in this area. I'm not looking to change the appearance of this building. I do plan to upkeep the landscape and make it presentable to the public. I take pride in my business and will maintain the property to its upmost pristine nature. I will have play equipment on the East side of the building for the play area outside. This equipment will not be more than 6 feet high for safety measures. To the South the property line will see the back of the car lot. To the north, the building will face the south side of the hotel. I feel my upkeep of the building already shines brighter than the appearance of the hotel. There have been no childcares in this area, the closest one is Little Feet by the post office, since the bowling alley childcare has closed.
- C: At my facility now, we back up to a mobile home park to the north and a senior mobile home park to the East, I have no complaints from any of our neighbors. My children will be going outside in the mornings and afternoons. The children will not go outside earlier then @8am coming in @11:15 am, and in the afternoons after@2:30 pm till 5:30 pm, weather permitting.
- I don't see this affecting the Car lot south of the building, as their building is @100 yards away, plus you can hear their loudspeakers all day from us.
- The hotel check out is 11am and check in at 3 pm, there should be no issue for noise as people are coming and going at those times.
- D: Dodge car lot has a full lighted lot at dark, as well as the hotel, the building I am asking for has two outside lights, therefore this is not an issue.
- E: This building and lot is landscaped to the West of the building already, no changes will be made, just kept up in better shape, appearance is everything. Along the south fence there is some shrubbery that will have to pulled out because it is dead, and some shrubbery that just needs to be groomed. A few trees that partake in the East corner of the building that will be maintained in order to give shade to the children.
- F: The uses that my childcare will provide are a safe loving environment. I will have a structured playtime, it will include activities for the children to use their imaginations, I will have constructive ideas and curriculum, from teaching 123's and ABC's, gluing, cutting, reading, science, math, literacy, story time, and singing. Giving enough one-on-one time to let them know how important they are. Teaching them to share, engage with others, independence, and self-worth. We will create a safe haven where parents don't have to worry while they are

working. I already have a dependable staff who love the children, and the children can rely on them for guidance and love.

**QUESTION 3:** Vehicular traffic or pedestrian traffic

**A:** Pedestrian traffic should not increase due to this nature, there is a sidewalk that runs down South Carson Street, I don't anticipate pedestrian traffic, as I have none now.

Car traffic should not be anticipated either, hours of operation are 6:45am to 5:30 pm, Families arrive from 6:45 am until 10:45 am to drop off, Monday thru Friday, excluding weekends. Traffic is staggered at those times; the families do not arrive all at once. Same as pick up, Parents start picking up at 2:30pm until 5:30 pm, closing. I have no traffic issues now. Given the parking lot can hold up to 20-25 cars at a time, but not even needed.

I'm arriving at these conclusions compared at my facility now.

**QUESTION 4:** Will not overburden public services....

**A:** Since I am moving from the north of town to the south, I don't see that there will be an effect on the school district. I feel that it will help take 15-25 children out of unlicensed homes and put them in a safe licensed environment. I don't see us adding to the population of the school district just by having a licensed childcare. Speaking with Jose Gomez at the Carson City School District, he said it would have no impact.

**B:** Again, moving from North to South, this should have no impact on the police or fire protection. All staff is fingerprinted by the sheriff's department, so no added information is necessary stated by, Sheriff Kenny Furlong on 1-10-22.

**C:** After Contacting the water department, the use of water, the building was built for the adequate water usage, has adequate water pressure, and no new lines are necessary, nor on a well.

**D:** The parking lot is already paved, and no changes will be made.

**E:** There is adequate capacity in the sewage line and can carry the load, this is not a new build, and has been built with 5 toilets and a urinal.

**F:** No road improvements are need for this project.

**QUESTION 5:** Definition and Specific standards in Carson City Municipal Code

A: In the municipal code, a retail commercial (RC) zoned property, have conditional uses in the RC District which requires approval for a special use permit, allowing childcare facilities

Under 18.04.130 – Retail Commercial

Section 3

My project meets these standards, we are a licensed childcare, already established, looking for a new home.

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

A: I have owned Shelly Bellie's Childcare since November of 2002. I consider myself a well-established childcare provider in the Carson City area. Over the years I have watched many children grow, not only in my center but through elementary school, middle, school and high school, I support our community in many fundraisings and activities and donating my time in the community. I have cared for children throughout infancy on up to the children getting married or head to college, I have true friendships and partners with other businesses in our community. After 36 years, in the childcare business, I still love my job. I love teaching, I love impacting little people lives, I give them the best five years of their beginnings of their lives. I create a safe place to grow, I have clear communication with parents, their family become my family. I'm not ready to quit, and I owe it to my families to look for a new building so I can continue to nurture these little children. I am truly heart broken that my landlord looks at life through money and sees dollar signs, I look at life as though what would happen to my babies if I had to close, I cannot fathom to see my wonderful staff have to find new jobs, and my families suffer that they cannot find childcare elsewhere. If I were to close down, the majority of my families would not find licensed childcare, or they would be put on a wait list for months, my parents could not work. I feel very blessed to have survived Covid, I did not have to shut down at all, not one day, my families needed me, and we survived. I'm begging for this SUP be allowed not only for me, but for my staff, and most of all my 45 families who need me.

**QUESTION 7:** Material damage or prejudice to other property in the vicinity

A: Shelly Bellie's will not result in any material damage or prejudice to other property in the vicinity. We are not conducting or using any material that would cause any disturbance, odor, or property damage.

**ACKNOWLEDGMENT OF APPLICANT**

I certify that the foregoing 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 of this application does not exempt me from all City code requirements.

*Michelle Ayrault*

*Michelle Ayrault*

*1-11-2022*

*Robert Ayrault*

*Robert Ayrault*

*1-11-2022*

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**Applicant's Signature**                      **Print Name**                      **Date**