

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MARCH 30, 2022

FILE NO: LU-2022-0066

AGENDA ITEM: 6.B

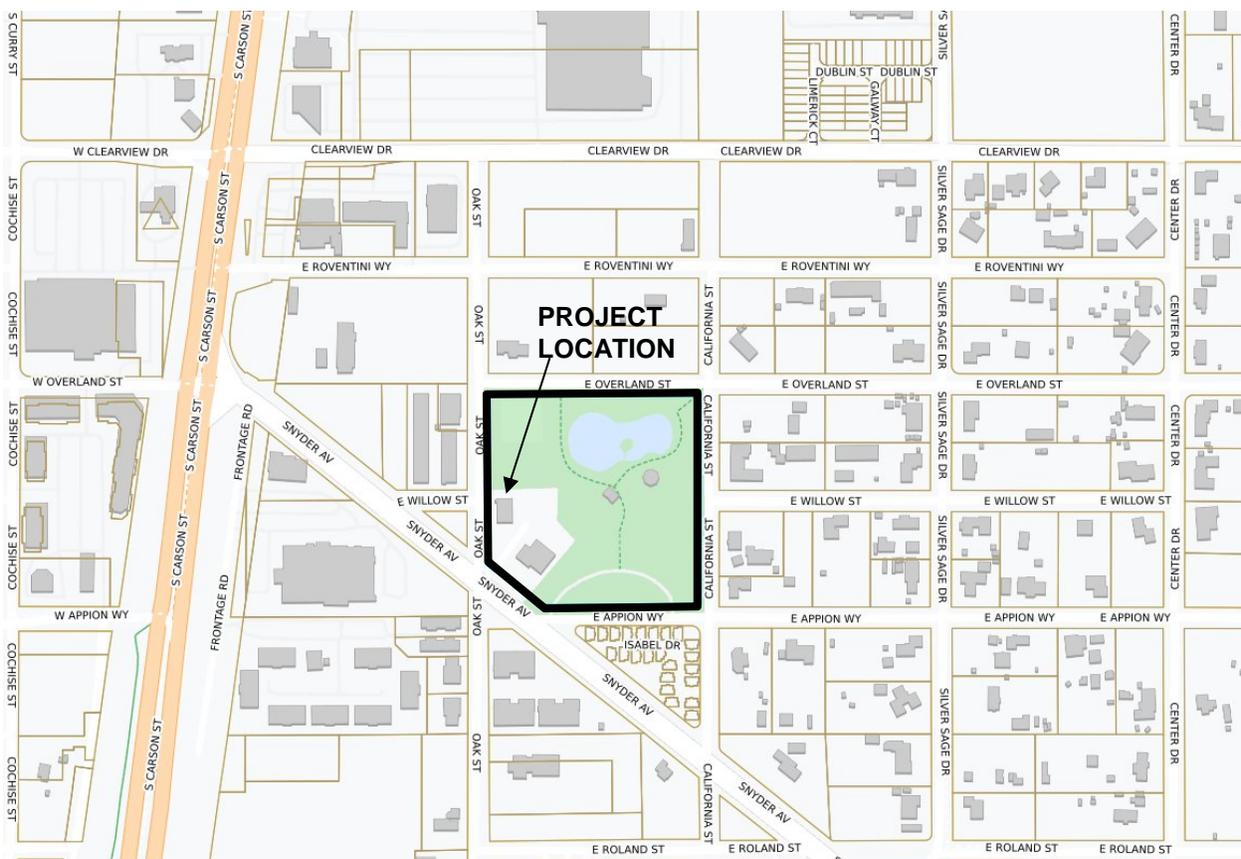
STAFF AUTHOR: Heather Ferris, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for a special use permit to allow for the construction of a metal carport at the Carson City Dispatch Center, on property zoned Public Community (“PC”), located at 4649 Snyder Avenue, APN 009-166-01. (Heather Ferris, hferris@carson.org)

Summary: The Carson City Public Works Department is proposing the construction of a metal carport at the Carson City Dispatch Center to provide shelter for the mobile command center currently parked at this location. Per Carson City Municipal Code (“CCMC”) 18.04.180, a use may only be established in the PC zoning district subject to a special use permit. The Planning Commission is authorized to approve an amendment to a special use permit.

RECOMMENDED MOTION: “I move to approve LU-2022-0066 based on the ability to make the required findings and subject to the conditions of approval included in the staff report.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the approved plans, except as otherwise modified by the conditions of approval.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension of time must be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the Notice of Decision for conditions of approval within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
5. Building materials shall be consistent with the approved plans. All exposed metal surfaces shall be painted in flat, non-glossy paint or an earth tone or muted color to blend with the Dispatch Center building. Paint colors shall be provided to the Planning Division for review and approval with the building permit application.
6. Any exterior lighting associated with this project must be directed downward. The design of the light standards must include cutoffs and shields, if necessary, to prevent spillover of light or glare onto adjacent properties.
7. The project must meet all Carson City Development Standards and Standard Details including but not limited to the following:
 - o The project area must be designed to drain properly.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permit); 18.04.180 (Public Community)

MASTER PLAN DESIGNATION: Public / Quasi-Public & Parks & Recreation

ZONING DISTRICT: Public Community (PC)

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single-family 1 acre / single-family residences & vacant land

EAST: Single-family 1 acre / single-family residences

WEST: General Commercial / personal storage, service garage, and vacant land

SOUTH: Multi-family Apartment Planned Unit Development & Multi-family duplex / multi-family dwellings and vacant land.

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X shaded (annual flood risk between 1 % and 0.2 %)

EARTHQUAKE FAULT: Zone III (Moderate) within 500 feet

SLOPE/DRAINAGE: Site is generally flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 7.8 acres

STRUCTURE SIZE: 720 square feet (18'x 40')

VARIANCES REQUESTED: None

PREVIOUS REVIEWS:

- U-87-5: A special use permit to allow for the construction of a picnic shelter at Ross Gold Park.
- U-88/89-11: A special use permit to allow for the construction of tennis courts at Ross Gold Park.
- U-98/99-65: Dispatch Center

DISCUSSION:

The subject property is approximately 7.8 acres in size and is the site of the Carson City Dispatch Center, Fire Station 53, and Ross Gold Park. The proposed location of the carport is immediately adjacent to the existing dispatch center. The carport will be a maximum of 720 square feet and will provide for covered storage of the Sheriff's Office mobile command unit, which is currently stored at this location, without cover. The proposed site is 25 feet from the front property line (west); 200 feet or more from all other property lines.

Per CCMC 18.04.180, the use may only be established subject to a special use permit. The Planning Commission is authorized to approve a special use permit.

PUBLIC COMMENTS:

Public notices were mailed to 49 property owners within 600 feet of the subject site on March 15, 2022. As of the writing of this report, staff has not received any written comments. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on March 30, 2022, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:

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

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:
 - The project area must be designed to drain properly.

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 Engineering Master Plans.

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

The project has a negligible impact to pedestrian and vehicular traffic.

CCMC 18.02.080(5)(d) - Public Services

The project has no impact on City sewer and water, and a negligible impact to storm drainage. The adjacent building will be protected from drainage from the carport if the above conditions are met.

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 line to the proposed project is about 500 ft away with a slip rate of less than 0.2 mm/yr.

FEMA flood zones: The current FEMA flood zone is Zone X (unshaded) and Zone X (shaded) so no special flood mitigation is required.

Site slope: The site is level.

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.

Fire Department:

Project shall comply with currently adopted International Fire Code and Northern Nevada Fire Code amendments as adopted by Carson City.

FINDINGS:

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

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

The subject property is in the Public/Quasi-Public (“PQP”) master plan designation. The PQP designation is intended for schools, government offices, community centers, fire stations, airports, libraries, hospitals, and other similar uses. The project is proposed at the existing site of the Fire Station 53, the Dispatch Center, and Ross Gold Park. The proposed carport will provide covered storage for the Carson City mobile command vehicle.

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

The project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood. The proposed carport will be constructed immediately adjacent to the existing Dispatch Center and will be used as covered storage for the mobile command vehicle, which is currently stored at this location, without cover. As conditioned, the applicant will be required paint the carport colors that will blend with the existing structure.

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

The addition of a metal carport at this site will not create a detrimental effect on vehicular or pedestrian traffic. There will be no change to traffic patterns. The carport will be utilized for covered storage of the mobile command vehicle which is currently stored at this location.

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 addition of a metal carport will not overburden or create a demand on public services or facilities. It will allow the mobile command vehicle to be stored under cover.

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

The primary purpose of the Public Community zoning (CCMC 18.04.180) is to accommodate a wide range of public institutional and auxiliary uses which are established in response to the health, safety, cultural and welfare needs of the citizen. The addition of a carport to shelter the mobile command vehicle is consistent with this purpose. Per CCMC 18.04.180 the use may only be established or modified subject to a special use permit. In the PC zoning district, setbacks and heights are determined as part of the special use permit. As conditioned, the project will meet the definition and specific standards set forth in Title 18.

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

The carport will not be detrimental to the public health, safety, convenience and welfare. The carport will be constructed immediately adjacent to the existing Dispatch Center and will be used as covered storage for the mobile command vehicle, which is currently stored at this location, without cover.

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

The project is proposed at the existing site of the Fire Station 53, the Dispatch Center, and Ross Gold Park. The proposed carport will provide covered storage for the Carson City mobile command vehicle. As conditioned, the applicant will be required paint the carport colors that will blend with the existing structure. The carport will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

Attachments:

Application LU-2022-0066

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

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: _____

Submission 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 PHONE #
 Carson City Sheriff Department 887-2500

MAILING ADDRESS, CITY, STATE, ZIP
 911 E. Musser Street, Carson City, NV 89701

EMAIL ADDRESS
 kfurlong@carson.org

PROPERTY OWNER PHONE #
 Carson City 887-2100

MAILING ADDRESS, CITY, STATE, ZIP
 201 N. Carson Street, Carson City, NV 89701

EMAIL ADDRESS
 NA

APPLICANT AGENT/REPRESENTATIVE PHONE #
 Brian Elder, Carson City Public Works 283-7586

MAILING ADDRESS, CITY STATE, ZIP
 3505 Butti Way, Carson City 89701

EMAIL ADDRESS

belder@carson.org

Project's Assessor Parcel Number(s): 00916601	Street Address 4649 Snyder Ave
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Project's Master Plan Designation	Project's Current Zoning PC	Nearest Major Cross Street(s) S. Carson Street
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Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. The project is an installation of a metal carport structure on the north side of the Carson City Dispatch Center building. The carport is for protection for the Sheriff's Department mobile command vehicle currently parked at this location.

PROPERTY OWNER'S AFFIDAVIT

I, Brian Elder, 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.

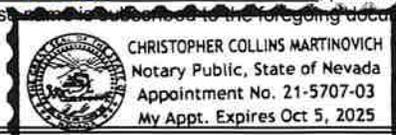
<u>Brian Elder</u> Signature	<u>3505 Butti Way</u> Address	<u>2/10/2022</u> Date
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Use additional page(s) if necessary for additional owners.

STATE OF NEVADA)
 COUNTY Carson City)

On February 10, 2022, Brian Elder, 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.

Christopher Collins Martinovich
 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 NEVADA
Consolidated Municipality and State Capital
PUBLIC WORKS

February 10, 2022

TO: Carson City Planning Division
108 E. Proctor Street
Carson City, Nevada 89701

RE: Special Use Permit Project Description – Carson City Dispatch Carport Project

Carson City Public Works is requesting permission to install a metal carport at the Carson City Dispatch Facility. The carport will house the Carson City Sheriff's Department mobile command vehicle which is currently parked on the north side of the dispatch building. The mobile command vehicle is public safety tool used by the Sheriff's office during emergency situations. The mobile command vehicle currently has no shelter and the Sheriff's Department is requesting approval of the metal carport structure in order to prevent further damage to the vehicle. The carport dimensions will be approximately 18 feet wide by 40 feet long by 14 feet high.

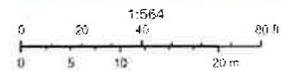
If you have any questions please feel free to call or email me.

Sincerely,

A handwritten signature in blue ink that reads "Brian Elder".

Brian Elder, P.E.
Project Manager
Carson City Public Works Department
775-283-7586
belder@carson.org

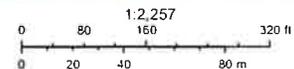
CARSON CITY DISPATCH CARPORT SITE PLAN



Dispatch Carport Vicinity Map

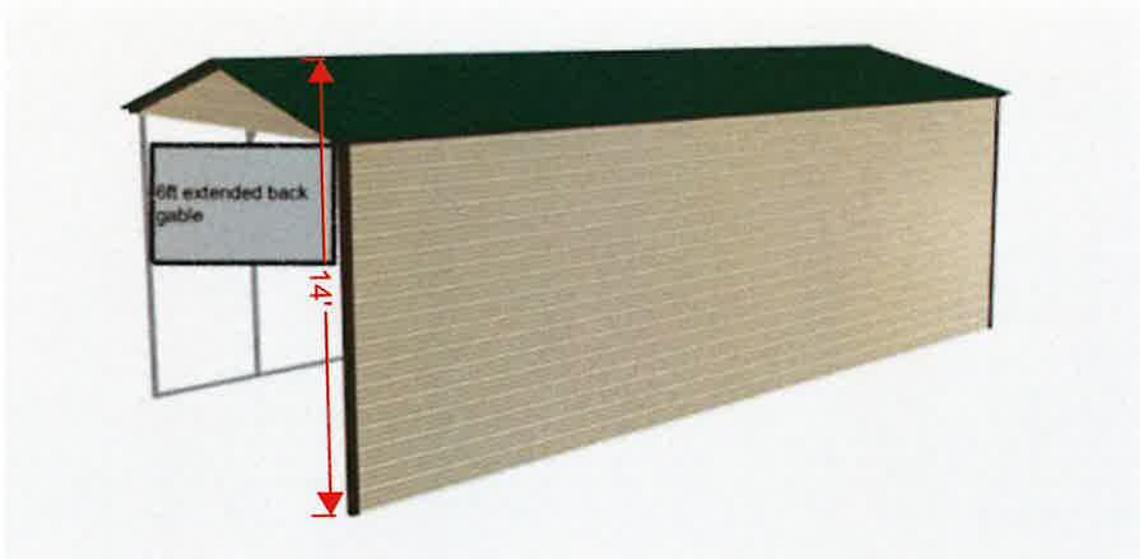
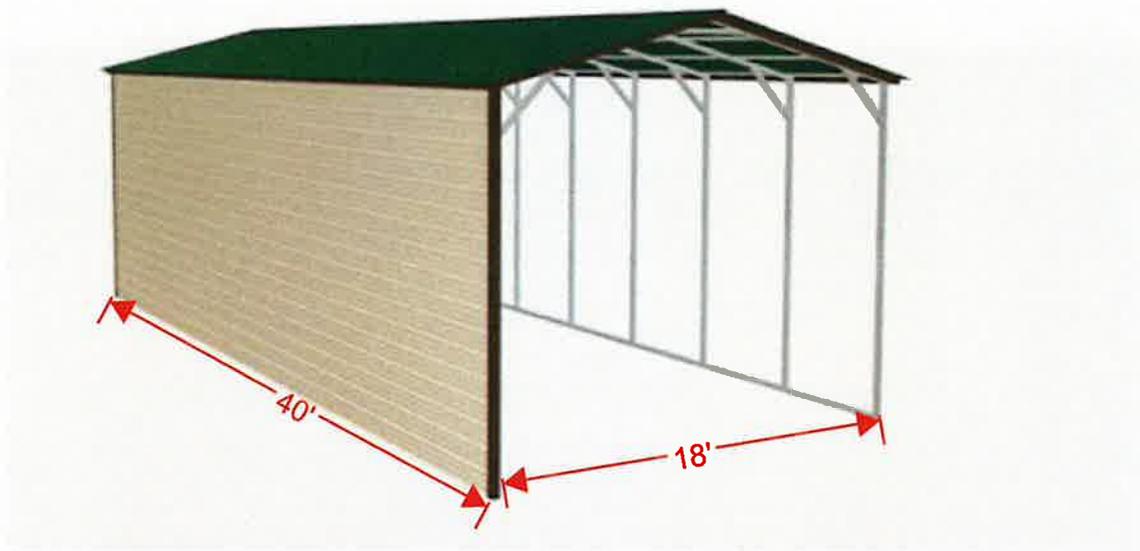


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OWNER: Carson City
 APPLICANT: Carson City Sheriff's Department
 REQUEST: Installation of 18'x40'x14' Carport - Special Use Permit
 LOCATION: 4649 Snyder Avenue
 ZONING: Public Community (PC)
 MASTER PLAN LAND USE DESIGNATION: Public/Quasi-Public
 APN: 009-166-01

Carson City Dispatch Carport Elevation



Note: Final Colors to be Selected at Time of Purchase

STATEMENT OF FINDINGS

APPLICATION FOR SPECIAL USE PERMIT

CARSON CITY DISPATCH CARPORT

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

The Dispatch Carport Project will be in accordance with the Master Plan Goals 1.4c, 3.3d, 3.3e, 6.1a, 6.1c and 6.2a.

1.4c – Protect existing site features, as appropriate, including mature trees or other character-defining features.

The project will protect all existing landscaping and mature trees located near the project site. The carport will be constructed on an existing concrete pad and will have no effect to existing character-defining features of the dispatch facility.

3.3d, 3.3e – Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures.

The location of the carport will be on a developed parcel and will not affect the floodplain.

Provide for levels of service (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development.

This project will have no impacts to water, sewer, road improvements etc. The project consists of a single metal carport.

6.1a – Use durable, long-lasting building materials.

The structure will be built using durable building materials, which require little maintenance. The entire structure will be painted metal to withstand the outdoor elements. The colors chosen will match as close as possible the color of structures in the surrounding area to make the structure blend in as much as possible. The colors will also be submitted to the Carson City Community Development Department for prior approval.

6.1c – 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.

The exterior siding and colors specified by the city will match as close as possible the aesthetics and colors of existing structures in the area.

6.2a – 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.

The proposed carport will be installed at the Carson City Dispatch yard which is already developed. The height of the structure will be similar to the height of the existing dispatch building. No impacts to future projects are of concern for this project.

Question 2: Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhood 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.

North: Single family homes, zoned SF1A.

South: Multi-Family Duplex, zoned MFD.

East – Public Park, zoned PC.

West – General Commercial, zoned GC.

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

The proposed dispatch carport will not have any negative impacts to adjacent properties. The project consists of installing an 18'x40' metal carport on the existing concrete pad located on the north side of the Carson City Dispatch building. The main objective for this project is to protect the mobile command vehicle from weather and prolong the life this City asset. It does appear that similar structures have been erected in nearby neighborhoods, although they do not appear to be as tall as the proposed height of the dispatch carport.

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.

The Dispatch Carport Project site will be facing to the west which is an area zoned General Commercial. The existing properties are currently occupied by a self-storage facility, an auto repair shop as well as a vacant lot. There will be no negative impact to these properties. The location of the new carport will be at the current location of the Carson City Emergency Command and Communications Vehicle. The vehicle has been parked at this location for several years and needs shelter from rain and snow. This project will have little to no impact to the visual facade of the dispatch facility.

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.

No lighting is planned for this project.

E. Describe the proposed landscaping, including screening and arterial landscape areas. Include a site plan with existing and proposed landscape shown on the plan which complies with the City ordinance requirements.

The dispatch facility is already fully landscaped. No changes to the current landscaping are planned for this project.

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

As described above, the objective of this project is to add some protection to the Carson City Sheriff's mobile command RV. This is a very expensive tool used by the Sheriff's department during emergency situations. This project will have a positive impact on the community both short and long term. This project will prolong the life of the mobile command vehicle which helps ensure the safety of all Carson City residents during unforeseen emergencies.

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

This project will have no impact on traffic.

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.

This project will not overburden public services, only prolong the life of a valuable public safety tool utilized by the Carson City Sheriff's Department and other departments during emergencies in the community.

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 proposed project located at the Carson City Dispatch Center will be in conformance with the requirements of Carson City Municipal Code and all related standards.

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

See answer to Question 4.

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

As explained in the above responses, Carson City does not believe the project will have any negative impact to neighboring properties, or any other property in the vicinity of the project.

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.

 Brian Elder 2/10/2022

Applicant's Signature

Print Name

Date

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

PURPOSE

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

Development Name: NA

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 (7.1 a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



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



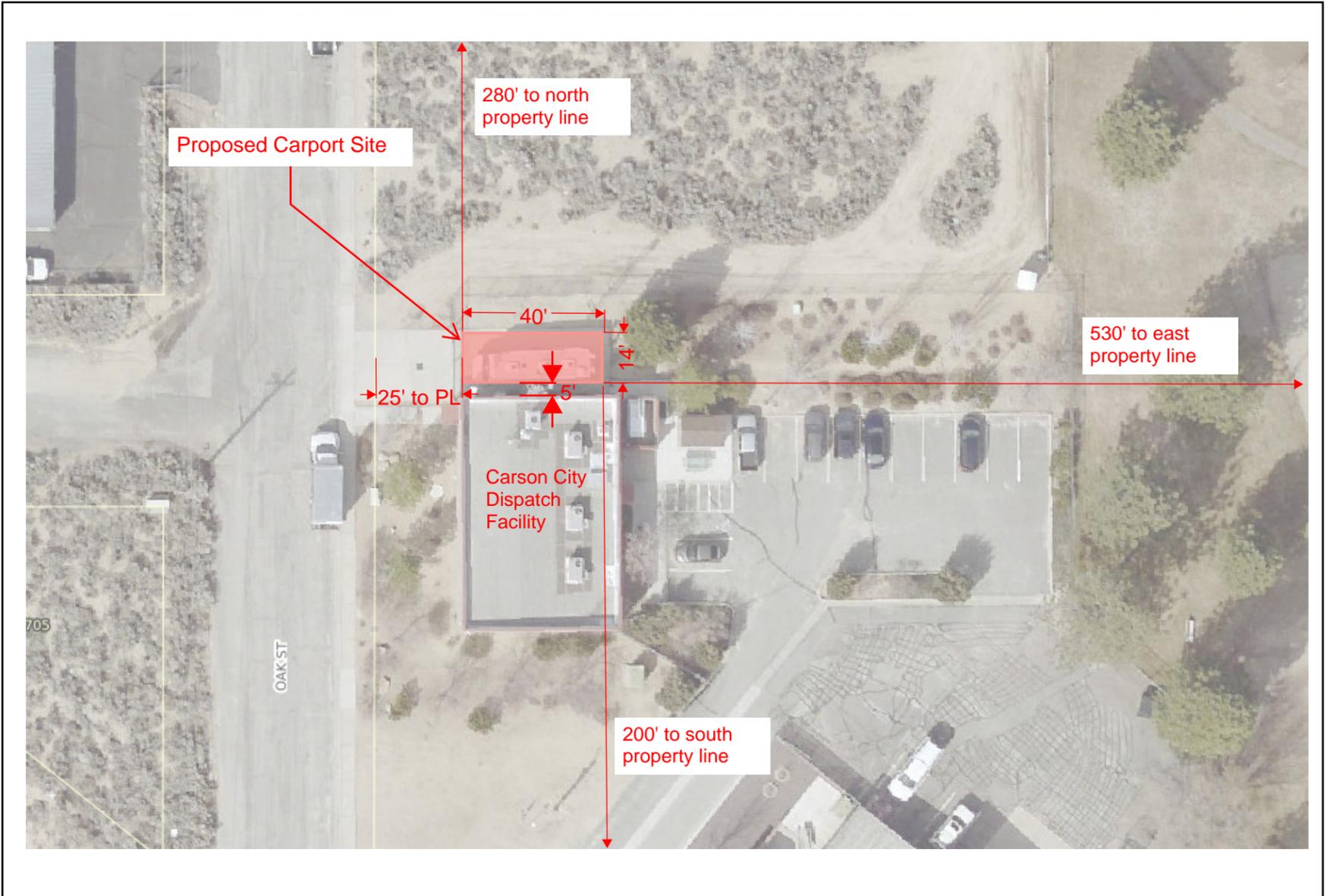
Special Use Permit, Major Project Review, & Administrative Permit Development Checklist

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

Is or does the proposed development:

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

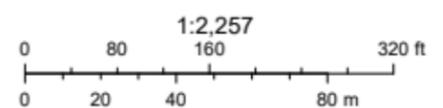
CARSON CITY DISPATCH CARPORT SITE PLAN



Dispatch Carport Vicinity Map



2/10/2022, 1:46:16 PM



OWNER: Carson City
 APPLICANT: Carson City Sheriff's Department
 REQUEST: Installation of 18'x40'x14' Carport - Special Use Permit
 LOCATION: 4649 Snyder Avenue
 ZONING: Public Community (PC)
 MASTER PLAN LAND USE DESIGNATION: Public/Quasi-Public
 APN: 009-166-01