

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF AUGUST 31, 2022

FILE NO: LU-2022-0324

AGENDA ITEM: 6.C

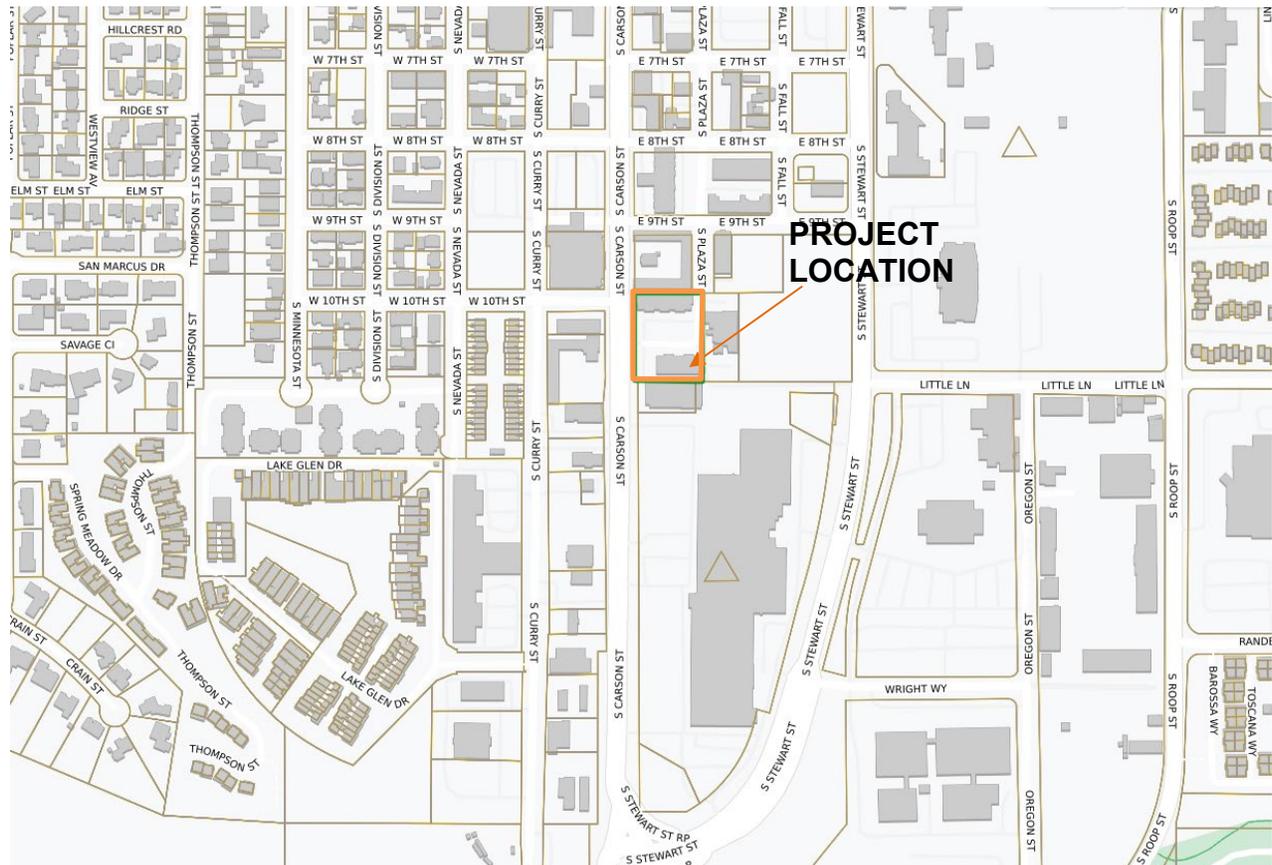
STAFF AUTHOR: Heather Ferris, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request from System's Edge, LLC ("Applicant") for a special use permit ("SUP") to allow for a virtual reality arcade on a parcel zoned Downtown Mixed-Use ("DT-MU") located at 1087 S Carson Street, Assessor's Parcel Number ("APN") 004-055-12. (Heather Ferris, hferris@carson.org)

Staff Summary: The Applicant is requesting a SUP to establish a new virtual reality arcade in an existing 2,110 square foot suite within an existing building. Per Carson City Municipal Code ("CCMC") 18.04.125(2), an amusement arcade is a conditional use in the DT-MU zoning district; therefore, a is required prior to establishing the use. The Planning Commission is authorized to approve a SUP.

RECOMMENDED MOTION: "I move to approve LU-2022-0324 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 Division of the Carson City Community Development Department ("Planning Division") 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. A change of occupancy shall be obtained from the Building Division prior to commencing use.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permit); 18.04.125 (Downtown Mixed-Use)

MASTER PLAN DESIGNATION: Downtown Mixed-Use ("DT-MU")

ZONING DISTRICT: Downtown Mixed-Use ("DT-MU")

KEY ISSUES: Will the use be compatible with the surrounding neighborhood and be in keeping with the standards of the CCMC?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Downtown Mixed-Use / motel
EAST: Downtown Mixed-Use / restaurant
WEST: Retail Commercial / motel and retail
SOUTH: Retail Commercial / restaurant

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X shaded (annual flood risk between 1 % and 0.2 %)
SLOPE/DRAINAGE: Site is already developed and generally flat
EARTHQUAKE POTENTIAL: Zone I and II (Greatest Severity & Moderate Severity)

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 1.04 acres total
STRUCTURE SIZE: Existing suite is 2,110 square feet.
VARIANCES REQUESTED: None

PREVIOUS REVIEWS:

- V-98/99-12: A variance to the maximum sign height requirements.

- MPR-98/99-6: Major Project Review for retail/office buildings and a restaurant.
- AB-98/99-1: Abandonment of East Tenth Street between South Carson and South Plaza Streets.
- U-96/97-28: SUP to allow for a car rental business.
- U-92/93-17: SUP to provide off-street parking for an adjacent business.

DISCUSSION:

The subject parcel is located on the east side of South Carson Street just north of the Carson Mall property. The property is developed with two office/retail buildings. The Applicant is proposing a virtual reality arcade with 8 stations and a gathering area for waiting customers. The Applicant proposes to sell pre-packaged drinks and snacks as well.

Per CCMC 18.04.125, an amusement arcade is a conditional use in DT-MU use district. The Planning Commission is authorized to approve the SUP.

PUBLIC COMMENTS:

Public notices were mailed to 75 property owners within 600 feet of the subject site on August 17, 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 August 31, 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 departments and agencies, and the following comments were received. Comments have been incorporated into the conditions of approval, as appropriate.

Development Engineering:

The Carson City Public Works Department Development Engineering Group (“Development Engineering”) has no preference or objection to the special use request and offers no conditions of approval.

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

This project has a negligible impact on vehicular and pedestrian traffic compared to previous uses.

CCMC 18.02.080(5)(d) - Public Services

There is a negligible impact to sewer and water services and no impact to storm drainage. If food or drinks are prepared in the establishment, a backflow preventer will need to be installed

on the domestic water line per Carson City Development Standards.

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 meets engineering standards for health and safety.

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:

1. The project shall comply with the 2018 International Fire Code (“IFC”) and the CCMC Amendments to the IFC.
2. The project shall comply with the Northern Nevada 2018 Fire Code Amendments.
3. An exiting plan shall be provided.

Environmental Health Division:

1. Compliance with Nevada Administrative Code Chapter 446, the Nevada Revised Statutes and CCMC is required by the Environmental Health Division of the Carson City Health and Human Services Department.

Building Division:

1. Designs to the 2018 International Code series and Northern Nevada Amendments (Building and Fire). Please verify that the plans follow the Nevada Blue Book guidelines (with Design Criteria on cover Page)
2. Design any additions and/alterations to the 2018 International Code series.
3. If there will be a change of use, please refer to the 2018 International Existing Building Code (“IEBC”).
4. A Nevada licensed contractor is required for all commercial construction.

FINDINGS:

Staff's recommendation is based upon the findings as required by CCMC 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 parcel is in the DT-MU master plan designation. Anticipated uses in this designation include a variety of civic, cultural, office and commercial uses. The request is for a SUP for an amusement arcade use in an existing office/retail building. The proposed use is consistent with the master plan.

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 amusement arcade will be in an existing suite within an existing building. There are no proposed exterior modifications to the building and parking is already provided on-site. The use is consistent with the surrounding neighborhood which includes motels, restaurant, and other retail/commercial uses.

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

The proposed amusement arcade will be in an existing building which houses a variety of office/retail uses and is not anticipated to result in a detrimental impact to vehicular or pedestrian traffic. There will be no significant change to traffic patterns.

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 currently served by public services. The proposed amusement arcade will be located within an existing building which houses a variety of retail and office type uses. The proposed use is not anticipated to create a new demand on public services or facilities. This is a commercial use, therefore there is no impact to schools resulting from the proposed use.

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.

As conditioned, the project will meet the definition and specific standards set forth in CCMC Title 18.

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

The proposed use of an amusement arcade will not be detrimental to the public health, safety, convenience, and welfare. The proposed amusement arcade will be in a suite within an existing building. The building currently houses a variety of retail and office uses. The addition of the arcade is not anticipated to result in detrimental impacts to the public health, safety, convenience, and welfare. The Carson City Fire Department and the Building Division of the Carson City Community Development Department will review any required change of occupancy to ensure the building and fire codes are met.

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

The proposed arcade is located within an area that is surrounded by other commercial uses including restaurants, motels, and retail shops. As conditioned, the use will not result in material damage or prejudice to other property in the vicinity.

Attachments:

Application LU-2022-0324

RECEIVED

JUL 21 2022

CARSON CITY PLANNING DIVISION

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:

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: System's Edge LLC PHONE #: 775-230-1482

MAILING ADDRESS, CITY, STATE, ZIP: 2533 Sycamore Glen Dr, Carson City, NV 89701

EMAIL ADDRESS: baintonjacob@gmail.com

PROPERTY OWNER: Copper Tree LLC PHONE #: 775-443-7576

MAILING ADDRESS, CITY, STATE, ZIP: 2510 Main Street #210, Santa Monica, CA 90405

EMAIL ADDRESS: samuel@jucommercial.com

APPLICANT AGENT/REPRESENTATIVE: Jake Bainton PHONE #: 775-230-1482

MAILING ADDRESS, CITY STATE, ZIP: 2533 Sycamore Glen Dr, Carson City, NV 89701

EMAIL ADDRESS:

Project's Assessor Parcel Number(s): 004-055-12	Street Address: 1087 S Carson Street	
Project's Master Plan Designation: Downtown Mixed-Use	Project's Current Zoning: DT-MU	Nearest Major Cross Street(s): 9th Street

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. A virtual reality and social gathering center aimed at teens and young adults.

PROPERTY OWNER'S AFFIDAVIT

I, Philip C Hodgkinson, 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: *Philip C Hodgkinson* Address: 1776 PLATTE ST DENVER, CO 80202 Date: 7/14/2022

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

STATE OF ~~NEVADA~~ COLORADO)
COUNTY DENVER)

On July 14, 2022, Philip C Hodgkinson, 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: *Katrina Ann Smith*

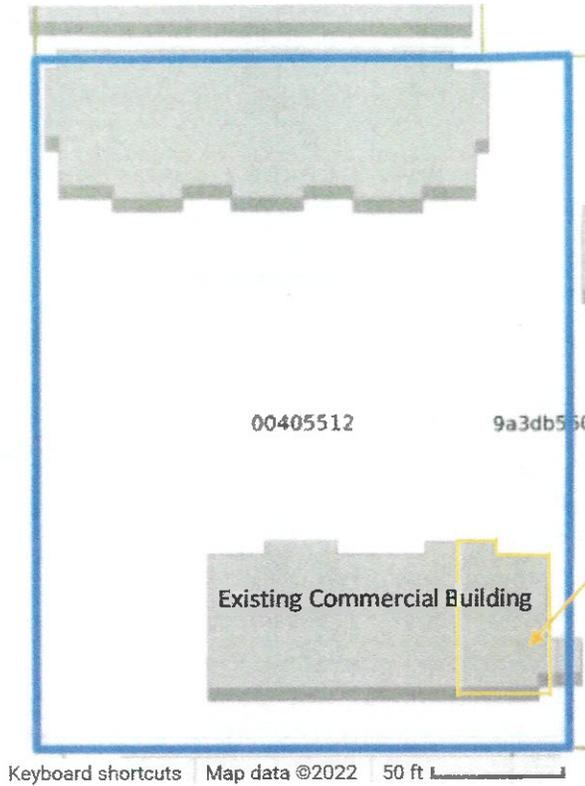
KATRINA ANN SMITH
Notary Public
State of Colorado
Notary ID # 20154043639
My Commission Expires 11-06-2023

NOTE: If your project is located within the Historic District or Airport Area, you must also appear 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.

Project Description:

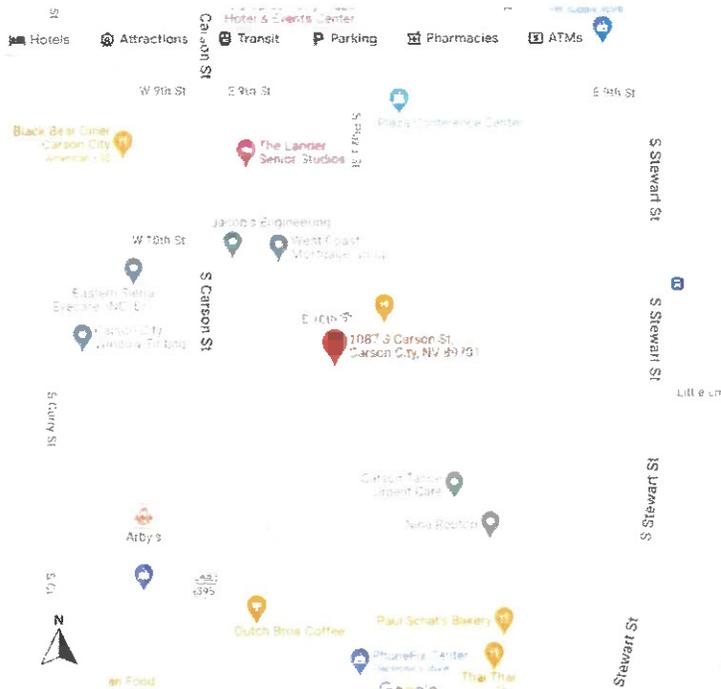
The project described is System's Edge, a virtual reality and social gathering center aimed at teens and young adults. The location has eight virtual reality stations contained within cubicles available for use, along with a dedicated area on the second floor with couches and coffee tables, used for socializing and studying. On the first floor, a front desk is used to check customers in as well as provide refreshments, such as chips and drinks. At any time, six to eight people will likely be using the virtual reality stations, with another four to five either watching or waiting for a turn, putting average occupancy at around ten to eleven. During busy times or events, this occupancy may rise to around twenty to thirty individuals, with these busy times being most likely after 9 PM. Customers will have seating while waiting for their turn or watching others use the virtual reality stations, and each station has built-in headphones that isolate sound to the person using the station.

Site Plan



Project Premises

Existing Commercial Building



Owner: Copper Tree LLC
2510 Main Street #210
Santa Monica, CA 90405
775-443-7576 (Samuel Douglass, PM)

Applicant: System's Edge, LLC
Jennifer A Bainton
2533 Sycamore Glen Dr
Carson City, NV 89701

Request: To allow a virtual reality center

Location: 1087 S Carson Street

Zoning: DT-MU

Master Plan Land Use Designation: Downtown Mixed-Use

APN: 004-055-12

Site Plan Prepared by Jake Bainton

Building Elevations



NO. DATE	REVISIONS MADE

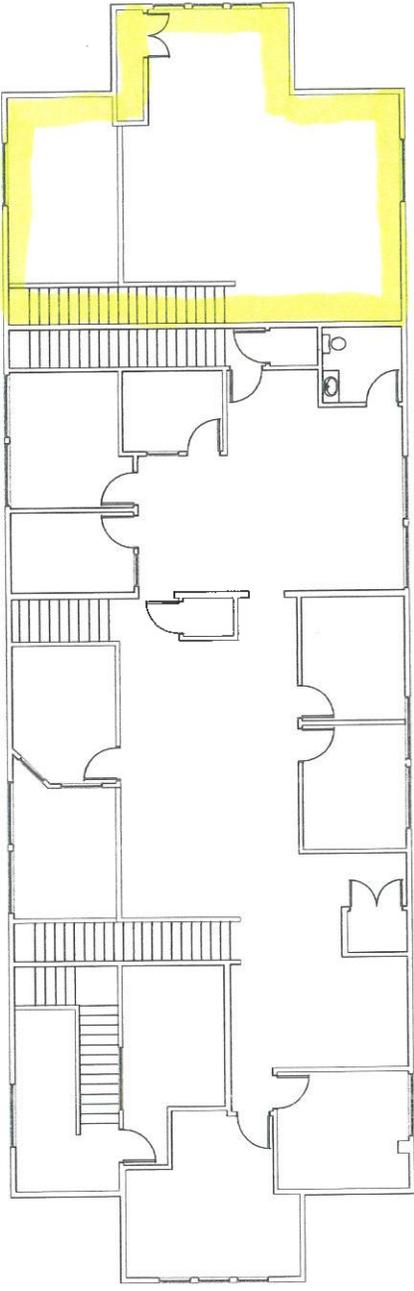


R O Anderson
 ARCHITECT
 175 S. 10th St.
 Ste. 200
 Minneapolis, MN 55402
 Tel: 612.338.1111
 Fax: 612.338.1112
 www.roanderson.com

EXISTING BUILDING
COPPER TREE, LLC

SECOND FLOOR PLAN
 1007 S. CARSON STREET
 A.P.N. 004-085-12

DESIGN	DATE	JOB NO.

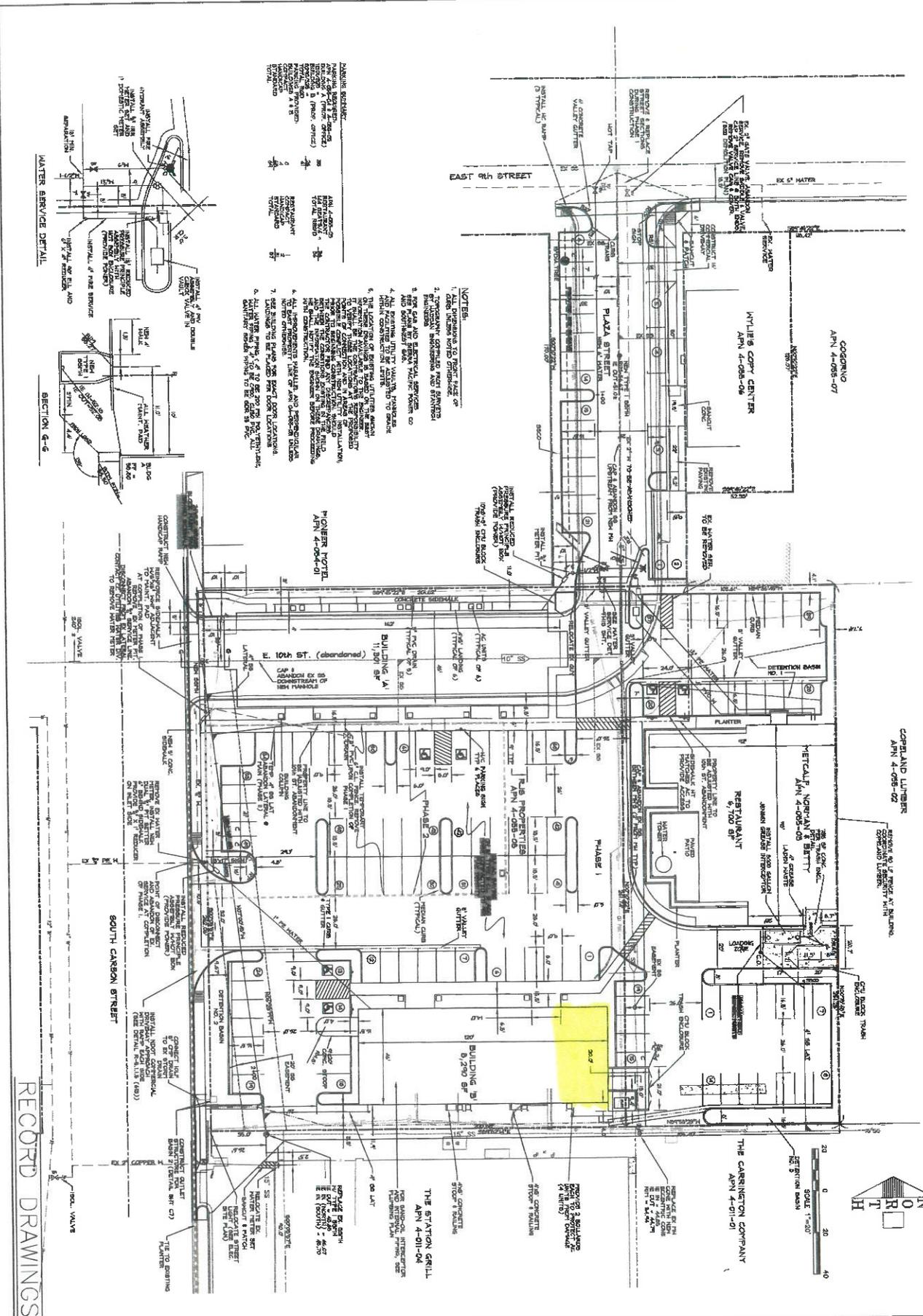


SUITE 1083
 THE SECOND FLOOR PLAN / LAMARQUE PROJECT

SUITE 1071
 THE SECOND FLOOR PLAN / LAMARQUE PROJECT

ENTERPRISE
 THE SECOND FLOOR PLAN / LAMARQUE PROJECT

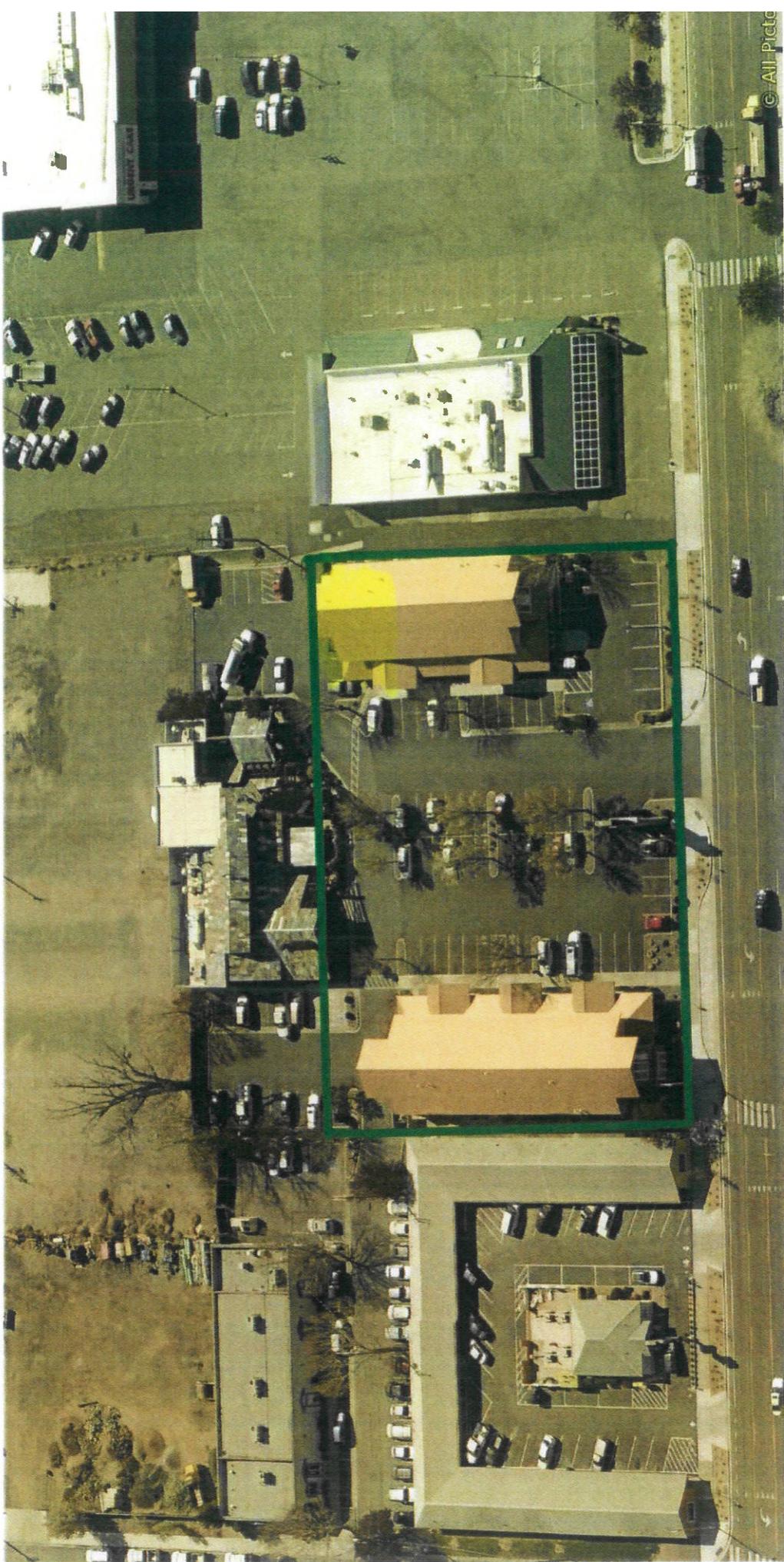
SECOND FLOOR PLAN
 1007 S. CARSON STREET

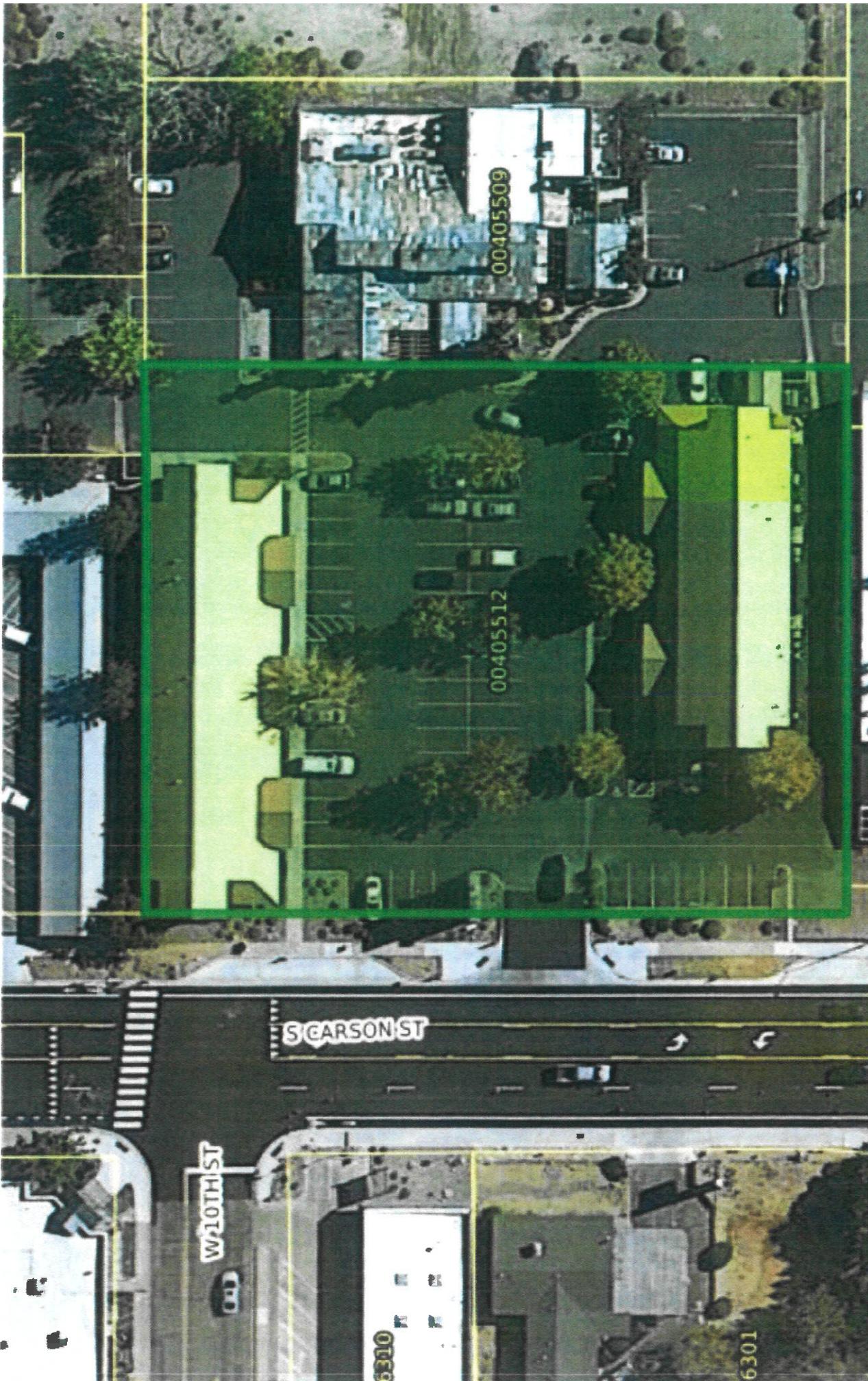


- NOTES:**
1. ALL OPERATIONS TO BE COMPLETED BY 10:00 AM MONDAY, APRIL 1, 2007.
 2. ALL OPERATIONS TO BE COMPLETED BY 5:00 PM MONDAY, APRIL 1, 2007.
 3. ALL OPERATIONS TO BE COMPLETED BY 10:00 AM TUESDAY, APRIL 2, 2007.
 4. ALL OPERATIONS TO BE COMPLETED BY 5:00 PM TUESDAY, APRIL 2, 2007.
 5. ALL OPERATIONS TO BE COMPLETED BY 10:00 AM WEDNESDAY, APRIL 3, 2007.
 6. ALL OPERATIONS TO BE COMPLETED BY 5:00 PM WEDNESDAY, APRIL 3, 2007.
 7. ALL OPERATIONS TO BE COMPLETED BY 10:00 AM THURSDAY, APRIL 4, 2007.
 8. ALL OPERATIONS TO BE COMPLETED BY 5:00 PM THURSDAY, APRIL 4, 2007.
 9. ALL OPERATIONS TO BE COMPLETED BY 10:00 AM FRIDAY, APRIL 5, 2007.
 10. ALL OPERATIONS TO BE COMPLETED BY 5:00 PM FRIDAY, APRIL 5, 2007.
 11. ALL OPERATIONS TO BE COMPLETED BY 10:00 AM SATURDAY, APRIL 6, 2007.
 12. ALL OPERATIONS TO BE COMPLETED BY 5:00 PM SATURDAY, APRIL 6, 2007.
 13. ALL OPERATIONS TO BE COMPLETED BY 10:00 AM SUNDAY, APRIL 7, 2007.
 14. ALL OPERATIONS TO BE COMPLETED BY 5:00 PM SUNDAY, APRIL 7, 2007.
 15. ALL OPERATIONS TO BE COMPLETED BY 10:00 AM MONDAY, APRIL 8, 2007.
 16. ALL OPERATIONS TO BE COMPLETED BY 5:00 PM MONDAY, APRIL 8, 2007.
 17. ALL OPERATIONS TO BE COMPLETED BY 10:00 AM TUESDAY, APRIL 9, 2007.
 18. ALL OPERATIONS TO BE COMPLETED BY 5:00 PM TUESDAY, APRIL 9, 2007.
 19. ALL OPERATIONS TO BE COMPLETED BY 10:00 AM WEDNESDAY, APRIL 10, 2007.
 20. ALL OPERATIONS TO BE COMPLETED BY 5:00 PM WEDNESDAY, APRIL 10, 2007.
 21. ALL OPERATIONS TO BE COMPLETED BY 10:00 AM THURSDAY, APRIL 11, 2007.
 22. ALL OPERATIONS TO BE COMPLETED BY 5:00 PM THURSDAY, APRIL 11, 2007.
 23. ALL OPERATIONS TO BE COMPLETED BY 10:00 AM FRIDAY, APRIL 12, 2007.
 24. ALL OPERATIONS TO BE COMPLETED BY 5:00 PM FRIDAY, APRIL 12, 2007.
 25. ALL OPERATIONS TO BE COMPLETED BY 10:00 AM SATURDAY, APRIL 13, 2007.
 26. ALL OPERATIONS TO BE COMPLETED BY 5:00 PM SATURDAY, APRIL 13, 2007.
 27. ALL OPERATIONS TO BE COMPLETED BY 10:00 AM SUNDAY, APRIL 14, 2007.
 28. ALL OPERATIONS TO BE COMPLETED BY 5:00 PM SUNDAY, APRIL 14, 2007.
 29. ALL OPERATIONS TO BE COMPLETED BY 10:00 AM MONDAY, APRIL 15, 2007.
 30. ALL OPERATIONS TO BE COMPLETED BY 5:00 PM MONDAY, APRIL 15, 2007.

RECORD DRAWINGS

<p>Sheet C2 of 10</p> <p>Checked By: NSH</p> <p>Drawn By: NSH</p> <p>Job #: 880801</p> <p>Date: 9/3/06</p>	<p>METCALF BUILDERS/A/S PROPERTIES</p> <p>SITE/UTILITY PLAN</p> <p>SOUTH PLAZA PROFESSIONAL CENTER</p>	<p>PALMER & LAUDER ENGINEERS, INC.</p> <p>811 N. Nevada Street Corona City, Nevada 89703</p> <p>PHONE (702) 894-0479 FAX (702) 894-4226</p>		<p>Scale: 1" = 20'</p>	<p>THE STATION GRILL APN 4-01-04</p>	<p>THE CARRINGTON COMPANY APN 4-01-01</p>				
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SPECIAL USE PERMIT APPLICATION FINDINGS

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

A. **BALANCED LAND USE PATTERNS**

The project is in a preexisting development that is not adjacent to any State or Federal lands. It is located to be adequately served by city services including fire and sheriff and coordinated with the school district to ensure adequate provision of schools. Due the preexisting nature of the project there is no impact to uses or densities elsewhere in the city. The use is appropriate in a mixed-use designated area. The project discourages rezoning of projects that create “friction zones” between adjacent land uses. The project is outside of a primary floodplain and away from geologic hazard areas. The project zoning is consistent with the land use designation and meets the location criteria for the applicable land use designation. The project is not within an identified SPA.

B. **EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES**

Due to the project locating within an existing development it does not affect the open space master plan or Carson River master plan.

C. **ECONOMIC VITALITY**

The project aims to enhance the job base of Carson City by providing new jobs. The project hopes to encourage development of progressive technology and gathering spaces across the region. The project hopes to foster renewed life and business in retail spaces it is in proximity with.

The project plans to promote revitalization of the Downtown Core through hosting events and gatherings, along with providing a space for teens to congregate in the downtown area that isn't over 21 only or a restaurant. The project does not provide or encourage housing.

D. **LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS**

Due to the project locating within an existing development it does not affect the surrounding development for infill projects or existing rural neighborhoods. The project does promote variety and visual interest, mainly by incorporating new types of decoration, new interior lighting technology, and new and varied interior decoration, adding to a varied atmosphere. The project does not affect housing models or densities, nor does the project affect “spot” rezoning of parcels.

E. **CONNECTED CITY**

Due to the project locating within an existing development it has no impact on the existing system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

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.
 - A. The project resembles the business that operated in the space before it in nature, offering an entertaining service for a fee, however the project offers more opportunity for community enrichment and safe connection between teens within Carson City in an environment that does not promote harmful activities.
 - B. The project undertaken causes no noise dust odors vibrations fumes glare or physical activity because the business is contained within the walls, the activities are contained within cubicles, and by the nature of Virtual Reality, the entertainment is quiet and there are no flashing lights associated with it.
 - C. The project will only promote more safe social gathering among teens, and will not cause any disturbances or malfunctions to adjoining or nearby properties or the general neighborhood, which the property is not close to.
 - D. There will be no changes to existing outdoor lighting
 - E. There will be no changes to existing landscaping.
 - F. There is a short-range benefit of teens being in a safer location to gather, as well as having an activity that is meant for them to do, as there are very few of such activities present in Carson City. The Project will provide an immediate and long-term benefit to the community by providing a place for teens to congregate and bond over a shared interest, while not participating in any unlawful or harmful activities.

3. Will have little or no detrimental effect on vehicular or pedestrian traffic.
 - A. The Project is open on after-school hours, with projected busy times being much later into the night, when a majority of other businesses are already closed. Therefore, the impact on traffic will be minimal to none because there is negligible addition to rush hour traffic, pedestrian or vehicular. Traffic will be consistent with previous uses in the space and adjoining uses.

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.
 - A. The Project will have only a beneficial effect on the school district, as it encourages open socialization and cooperation of students that spend their time there. There are areas within the premises that are open to students spending time in to study or relax, which we believe will lead to a much happier student population.

- B. The Project will have minimal to no effect on police or fire protection, as all electronics are safely secured and managed by fire-safe power switches that prevent possible electrical malfunctions from causing dangerous sparks. Additionally, the Project does not promote or endorse anything that may result in police intervention.
 - C. The water supply is adequate for the Project. There are no proposed changes to number of fixture units that currently exist.
 - D. The Project does not result in the covering of land area with paving or a compacted surface.
 - E. There is adequate sewer capacity. There are no proposed changes to number of fixture units that currently exist.
 - F. No road improvements are proposed or needed to accommodate the Project.
 - G. Carson City Engineering Department
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.
- A. The applicant is locating within an existing building that meets the criteria of the DT-MU zoning district.
6. Will not be detrimental to the public health, safety, convenience and welfare.
- A. The project has only a positive effect on public health safety convenience and welfare by providing bored teens with a safe and positive environment to be in at nighttime, rather than doing things that threaten their own safety or public safety in general. We also provide an extreme convenience of being able to experience the very cutting edge of technology not affordable by most of the populace for a reasonable price.
 - B. The project promotes no interference, damage, or prejudice to any other property in the vicinity. All Project-related endeavors take place inside the property.

Additional Information: The core goal of System's Edge is to provide middle school through high school aged teens with a place to be. Carson City does not have a lot of options for these age ranges, as most businesses close around 8 or 9, and the few entertainment locations that are available (movie theater, indoor kart racing, bowling) are not as inviting to many teens. System's Edge aims to be a place to be for these kids, a place for them to bond over a common interest of creating, competing, or enjoying through virtual reality, along with plentiful facilities for them to relax and socialize with their peers. Oftentimes, school does not provide the best environment for teens to socialize, and after school activities are not an option for all, and System's Edge aims to be there as a safe place where peer-to-peer interaction can take place in a safe and positive manner. The atmosphere we aim to create is one of collaboration and socialization, and we plan to be an alternative to dangerous nighttime activities that many teens partake in right now.

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

PURPOSE

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

Development Name: _____

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN



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

Is or does the proposed development:

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

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

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

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

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

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

CHAPTER 7: A CONNECTED CITY



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

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)?

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

Jacob Bainton

Print Name

07/14/2022

Date

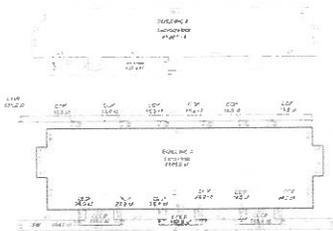
Carson City Property Inquiry

Property Information

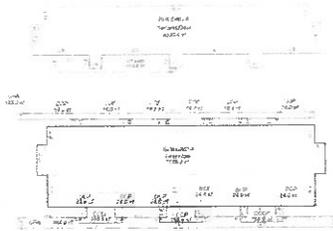
Parcel ID	004-055-12	Parcel	1.0400
Tax Year	2021	Acres	
Land Use	COM	Assessed Value	722,628
Group		Tax Rate	3.5700
Land Use	400 - General Commercial	Total Tax	\$26,323.79
Zoning	DTMU	Fiscal Year	(2021 - 2022)
Tax District	015	Total Unpaid	\$0.00
Site Address	1001 S CARSON ST 1079 S CARSON ST 1007 S CARSON ST 1051 S CARSON ST 1021 S CARSON ST	All Years	
Neighborhood	Comm - S Downtown		
Public Notes	AVERAGE STORY HEIGHT: 12 FT, ROOFED PORCH (CCCP)		

Sketches & Photos

Converted Sketch



Converted Sketch



Converted Parcel Image



Converted Parcel Image



Converted Parcel Image



Converted Parcel Image



Assessments				
Taxable Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	432,959	1,631,692	0	2,064,651
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	432,959	1,631,692	0	2,064,651
Assessed Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	151,536	571,092	0	722,628
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	151,536	571,092	0	722,628
	New Land	New Const.	New P.P.	
Residential		0	0	0
Com / Ind.		0	0	0
Agricultural		0	0	0
Exempt		0	0	0
Totals		0	0	0

Assessor Descriptions					
Assessor Descriptions	Subdivision Name	Section	Township	Range	Block & Lot
Created by consolidation of these Parcel #'s., 004-055-04 004-055-05, Changed from Parcel # 004-055-08, Changed from Parcel # 004-055-10	PIERSON & GOODRIDGE ADDITION	17	T15N	R20E	

No Personal Exemptions

Billing Fiscal Year (2021 - 2022)							
Installment	Date Due	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Amount Paid	Total Unpaid
1	8/16/2021	\$6,582.41	\$0.00	\$0.00	\$6,582.41	\$6,582.41	\$0.00
2	10/4/2021	\$6,580.46	\$0.00	\$0.00	\$6,580.46	\$6,580.46	\$0.00
3	1/3/2022	\$6,580.46	\$0.00	\$0.00	\$6,580.46	\$6,580.46	\$0.00
4	3/7/2022	\$6,580.46	\$0.00	\$0.00	\$6,580.46	\$6,580.46	\$0.00
Total		\$26,323.79	\$0.00	\$0.00	\$26,323.79	\$26,323.79	\$0.00

Payment History

	Fiscal Year	Total Due	Total Paid	Amount Unpaid
+	(2021 - 2022)	\$26,323.79	\$26,323.79	\$0.00
+	(2020 - 2021)	\$25,481.47	\$25,481.47	\$0.00
+	(2019 - 2020)	\$25,421.89	\$25,421.89	\$0.00
+	(2018 - 2019)	\$24,257.54	\$24,257.54	\$0.00
+	(2017 - 2018)	\$23,704.52	\$23,704.52	\$0.00
+	(2016 - 2017)	\$23,104.54	\$23,104.54	\$0.00
+	(2015 - 2016)	\$23,066.76	\$23,066.76	\$0.00
+	(2014 - 2015)	\$24,277.12	\$24,277.12	\$0.00
+	(2013 - 2014)	\$23,570.08	\$23,570.08	\$0.00
+	(2012 - 2013)	\$23,116.52	\$23,116.52	\$0.00

Show 5 More (16)

Related Names

CURRENT Mail To FOR 2023 (2023 - 2024)

Name COPPER TREE LLC
Mailing Address % JACK STERLING
 2510 MAIN ST STE 210
 SANTA MONICA, CA, 90405
Status Current
Account

CURRENT OWNER FOR 2023 (2023 - 2024)

Name COPPER TREE LLC
Mailing Address
Status Current
Account

OWNER FOR 2021 (2021 - 2022)

Name COPPER TREE LLC
Mailing Address % JACK STERLING
 2510 MAIN ST STE 210
 SANTA MONICA, CA, 90405
Status Current
Account

+ Structure 1 of 4

+ Structure 2 of 4

+ Structure 3 of 4

+ Structure 4 of 4

☰ Sales History

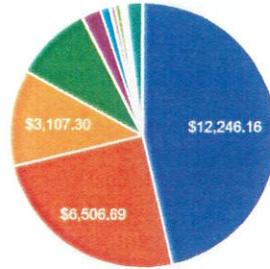
DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN

Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
2018	481770	GRANT BARGAIN SALE DEED	1/3/2018	RJS PROPERTIES, INC	COPPER TREE LLC	\$3,100,000
1998	212181		1/7/1998	PARDINI INVESTMENTS LTD PARTNER	RJS PROPERTIES, INC	\$330,000
1997	202932		5/22/1997	UNION OIL CO OF CALIFORNIA	RJS PROPERTIES, INC	\$105,000

No Genealogy Information

☰ Taxing Entities

Tax Entity	Tax Rate	Amount
REDEVELOPMENT	0.0000	\$12,246.16
CITY OPER.	1.9622	\$6,506.69
SCH. DEBT (V)	0.4300	\$3,107.30
SCHOOL OPER.	0.7500	\$2,487.01
STATE OF NV	0.1700	\$595.79
MEDICAL INDG	0.1000	\$331.60
SR. CIT.	0.0500	\$165.80
CAP.PROJ. (L)	0.0500	\$165.80
SUB-CONSERV.	0.0300	\$99.48
ACCIDENT INDG	0.0150	\$49.74
CO-OP EXT.	0.0128	\$42.45
Tax Entity Total	3.5700	\$25,797.82
S CARSON NGHBHD IMPRV DST	0.0000	\$524.00
EAGLE VLY GRND WTR	0.0000	\$1.97
Special Assessment Total	0.0000	\$525.97
Year Total	3.5700	\$26,323.79



- REDEVELOPMENT
- CITY OPER.
- SCH. DEBT (V)
- SCHOOL OPER.
- STATE OF NV
- MEDICAL INDG
- SR. CIT.
- CAP.PROJ. (L)
- SUB-CONSERV.
- ACCIDENT INDG

1/2 ▼

System's Edge LLC – 1087 South Carson Street
Special Use Permit

Sewer & Water Use

Systems Edge LLC expects an average of 11 customers plus 2 staff per hour of operation. The facility will be open for 8 hours per day. Allowing for 4 gallons/day (toilet and hand wash) per person with 90 people/day, the estimated domestic water usage is 360 gpd. See attached summary sheet.

Should you have any questions or require additional information, please contact me.

Sincerely,

Palmer Engineering Group, Ltd.



Mark Palmer P.E.

Attachment

c: Samuel Douglass

System's Edge LLC – 1087 South Carson Street
Special Use Permit

Water Use Calculations

Domestic Water Use:

Allow 4 gallons per day per person: low flow toilet and hand wash

Total customers	88 / day
Faculty / staff:	2/day
Total	90 people / day

Daily use: $90 \text{ ppd} \times 4 \text{ gpd/person} = \underline{360 \text{ gpd}}$

Total Water Use:

Total Water Use: $360 \underline{\text{gallons per day}}$ (.40 ac-ft/yr)

*Note: $1 \text{ acre-ft / year} = 892.7 \text{ gpd}$ [$43,560 \times 7.48 / 365$]

System's Edge LLC – 1087 South Carson Street
Special Use Permit

Traffic Impact

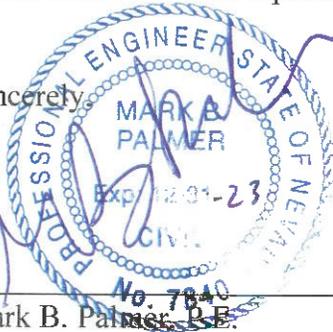
The application for a Special Use Permit pertains to the opening of a virtual reality and social gathering center to be located in approximately 2,110 square feet at 1087 South Carson Street in the Copper Point Plaza. An application for this use is being submitted for approval to allow development of this center under a conditional use.

Per the Institute of Transportation Engineers, this use in a retail center of this size will generate about 53 peak vehicle end trips on weekdays; see attached ITE sheets. The center will be open for 8 hours per day, creating a maximum of 424 vehicle end trips per day.

These values are below the threshold of 80 peak-hour trips or 500 end trips requiring a traffic impact study per 12.13.1 of the city's development standards.

This is an insignificant impact to Highway 50, a major arterial and Roop Street as a minor collector street which are both expected to have adequate capacity to accommodate the additional traffic.

Sincerely,



Mark B. Palmer, P.E.

Attachments

c: Samuel Douglass