

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF DECEMBER 16, 2009

FILE NO: MPA-09-083

AGENDA ITEM: H-5

STAFF AUTHOR: Lee Plemel, AICP, Planning Division Director

APPLICANT: Carson City Planning Division

REQUEST: Review of the Annual Master Plan report and action to make recommendations to the Board of Supervisors regarding the implementation of the Carson City Master Plan.

RECOMMENDED MOTION: “I recommend to the Board of Supervisors the Master Plan Action Plan priorities identified in the 2010 Action Plan as provided by staff for consideration in establishing City and staff goals for 2010.”

BACKGROUND:

The purpose of this item is to:

1. Update the Planning Commission on Master Plan implementation activities; and
2. Review and make recommendations to the Board of Supervisors on the Master Plan 2010 Action Plan and other Master Plan-related matters.

NRS 278.190(1) states:

- 1. The [planning] commission shall endeavor to promote public interest in and understanding of the master plan and of official plans and regulations relating thereto. As a means of furthering the purpose of a master plan, the commission shall annually make recommendations to the [board of supervisors].*

This item was continued from the November Planning Commission agenda. The purpose of reviewing the Master Plan at this time of year is for the Commission to make recommendations to the Board of Supervisors prior to setting City goals and priorities for the next calendar year. The Board of Supervisors typically establishes City and staff goals early in each calendar year.

Staff requests that the Planning Commission review the information provided with this report and make recommendations to the Board of Supervisors, as the Commission finds applicable, particularly for prioritizing Master Plan implementation measures over the next year.

ACTION PLAN ACCOMPLISHMENTS AND RECOMMENDATIONS

The Carson City Master Plan, adopted in April 2006, included an Action Plan chapter detailing specific actions necessary or desired to implement the goals and policies of the plan. Attachment A is the Action Plan modified for this annual review, and it includes the primary city department responsible for each specific action and an estimated or recommended timeframe for its implementation, where applicable. The Action Plan matrix also includes some of the accomplishments towards these implementation measures as provided by the Planning, Engineering, Building, Public Works, Transportation, Water, Business Development, and Parks and Recreation departments/divisions. These actions and accomplishments are not all inclusive of the activities related to Master Plan implementation but are intended to show a sampling of some of the coordinated efforts that are occurring or are planned.

The attached Action Plan should be the primary focus of the Planning Commission's review in formulating recommendations for the Board of Supervisors. Additional information in this report is provided to assist in your recommendations.

Accomplishment of 2009 Goals:

The following action items were identified last year by the Planning Commission and accepted by the Board of Supervisors for progress or completion in 2009. A progress report and discussion on the status of each item is also included. Additional accomplishments and progress are identified in Attachment A, Action Plan 2010.

- *10.1c—Continue to maintain an inventory of historic properties within the City. (Map subject properties in GIS to better manage the inventory.)* Complete “mid-century” historic resource inventory (phase 2); begin scanning existing inventory documents for incorporation into the citywide database system for easier reference by property location.

- o Responsible Department: Planning

Progress Report: The mid-century historic resource survey was completed using grant funding obtained through the Nevada State Historic Preservation Office; historic resource inventory and survey documents have been digitized and are now available for the public to download from the Carson City Historic Resource Commission website.

- *1.1f—Encourage the incorporation of site planning and other design techniques that promote solar and wind efficiency in the construction of new homes and non-residential development and the use of new and emerging technologies that lead to increased energy conservation (e.g., maximizes solar exposure to capture energy and speed snow melt during winter months).*

- o Responsible Departments: Building, Engineering, Planning (ongoing)

Progress Report: The Builders Association of Western Nevada (BAWN), with cooperation from the Carson City Building Division, has implement the Sierra Green building program. The Sierra Green program encourages a holistic approach to the construction of new homes and subdivision development to promote energy efficiency and quality living choices. Staff will continue to work with BAWN to implement the program.

- *8.1c—Identify necessary streetscape enhancements and parking strategies to coincide with the potential reduction in lanes along Carson Street.*

- o Responsible Departments: Public Works, Business Development

Progress Report: Negotiations continue with NDOT regarding acceptance and maintenance of Carson Street. Planning and CIP programming of improvements is expected to begin in 2010, particularly in conjunction with other downtown development action strategies.

- *6.2a, 9.3b, 9.4a – Develop standards for neighborhood infill and redevelopment to minimize impacts on existing neighborhoods; establish guidelines for the incorporation of higher density residential at the fringe of existing rural neighborhoods, as well as on individual lots within them.*
- *Develop standards for LED-digital signs near residential neighborhoods.*
- o Responsible Departments: Planning

Progress Report: No action taken. The creation of these standards will require a large public outreach effort, requiring significant City staff time. With current reductions in Planning staff and other City staff levels, it remains difficult to program the necessary time to complete this goal. However, Planning would like to continue to identify this as a priority in 2010, staff time permitting.

Recommendations for 2010:

Following is a summary of the primary recommended actions to be taken in 2010 towards the implementation of the Master Plan. Other actions may be included by other departments and detailed further within the 2010 Action Plan (Attachment A). The Planning Commission and Board of Supervisors may provide additional direction with regards to other goals for 2010.

1. **Develop Capital Improvements Program for Downtown enhancements.**
 - o Master Plan priority: **1** (highest)
2. *8.1c – Identify necessary streetscape enhancements and parking strategies to coincide with the potential reduction in lanes along Carson Street.*
 - o Master Plan priority: 1
3. *5.6b – Continue to explore opportunities to establish a DBA, LID, and/or BID in Downtown to help pay for public infrastructure improvements and/or Downtown area marketing and events coordination.*
 - o Master Plan priority: 1
4. *5.6c – Seek opportunities to develop one or more pilot housing projects Downtown through public/private partnerships.*
 - o Master Plan priority: 1

On November 5, 2009, the Board of Supervisors gave direction to the Office of Business Development to have City staff participate in the preparation of a detailed project scope for development of certain downtown property owned by the Carson Nugget and adjacent properties. The intent will be to form a public-private partnership between Carson City, Carson Nugget ownership and potential master developers. This potential project presents a unique opportunity to Carson City, and it is anticipated that this will be a top priority for staff in 2010.

Work is anticipated to include planning and programming for streetscape enhancements downtown, exploring financial opportunities to fund for infrastructure improvements, and opportunities to include housing. The project would include planning for civic buildings, civic plaza space, retail space, office space, as well as technology-specific industry and business incubator programs.

5. *6.2a, 9.3b, 9.4a – Develop standards for neighborhood infill and redevelopment to minimize impacts on existing neighborhoods; establish guidelines for the incorporation of higher density residential at the fringe of existing rural neighborhoods, as well as on individual lots within them.*
 - o Master Plan priority: 2

This action may include standards for setbacks, height and design elements at the interface between residential and commercial districts, including LED/digital sign standards. As noted above, the creation of these standards will require a large public outreach effort, requiring significant City staff time. With current reductions in Planning staff and other City staff levels, it remains difficult to program the necessary time to complete this goal. However, Planning would like to continue to identify this as a priority in 2010, staff time permitting.

MASTER PLAN AMENDMENTS

There were only two Master Plan Amendment applications submitted in the last year, and they are both on the November 2009 Planning Commission agenda for review:

MPA-09-035 – This request is to change the Master Plan land use designation of property adjacent to the Airport from Industrial to Public/Quasi-Public for the construction of a charter school.

MPA-09-084 – This request is for a minor amendment to the 1996 Carson River Master Plan, amending the Carson River Advisory Committee goals.

Staff believes that these amendments and past amendments are relatively minor in the overall Land Use Plan and do not represent an indication that broader Master Plan changes need to be explored.

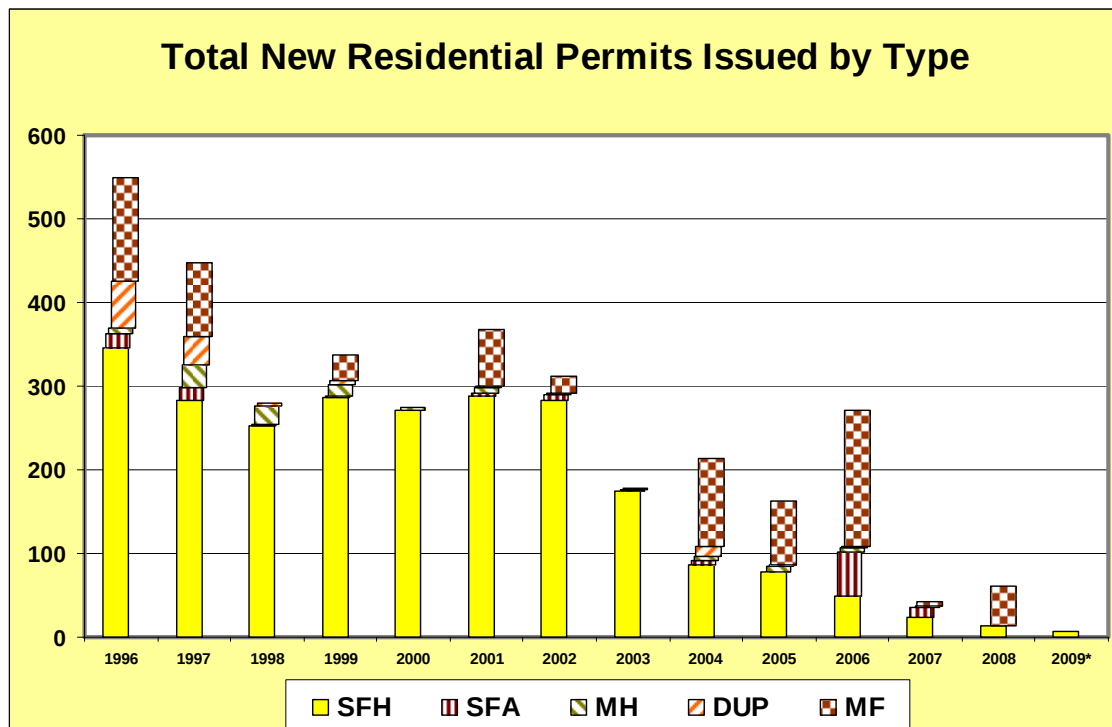
LAND USE MAPPING CORRECTIONS

There are no Land Use Map corrections that have been identified in the past year.

GROWTH TRENDS AND SUPPLEMENTAL INFORMATION

The annual Master Plan report is also an opportunity to provide information related to growth trends within Carson City and other information that may be useful in long-range planning efforts. This information may help identify issues that should be addressed.

Below is a chart showing the total number of new residential building permits by the type of housing unit.



* As of November 3, 2009

SFH = Single-family detached residence

SFA = Single-family attached residence

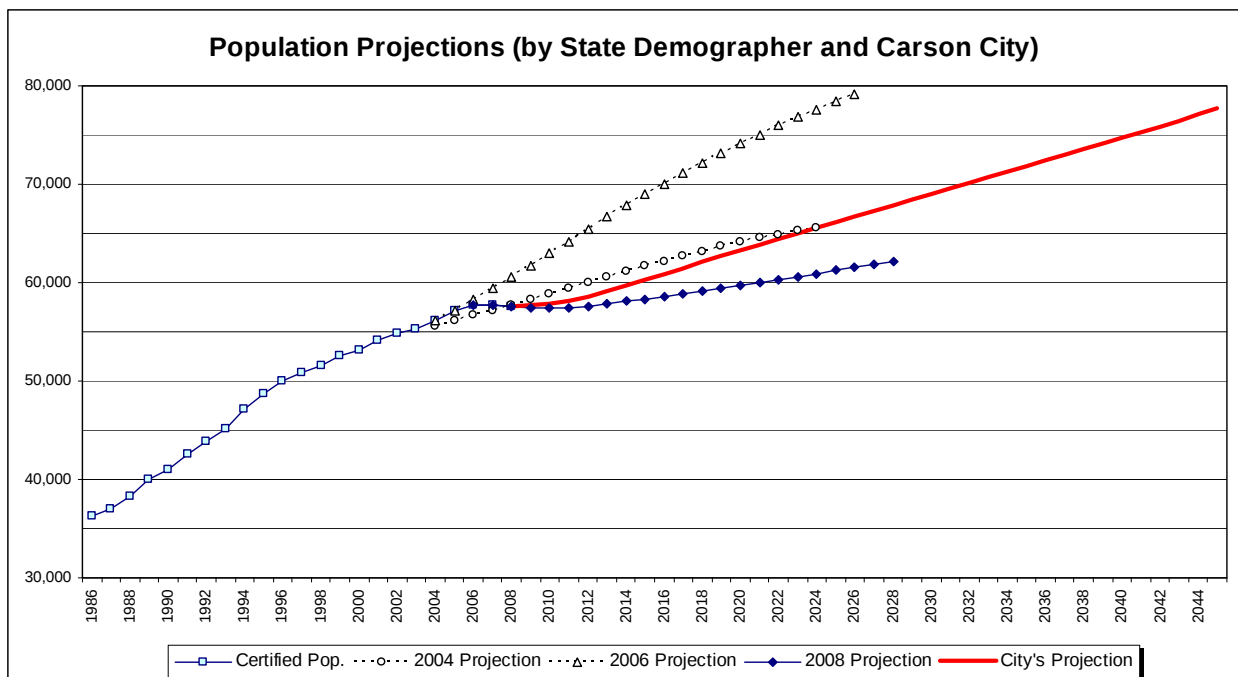
MH = Mobile Home

DUP = Duplex (two attached units, one ownership)

MF = Multi-family dwelling (3 or more units, one owner)

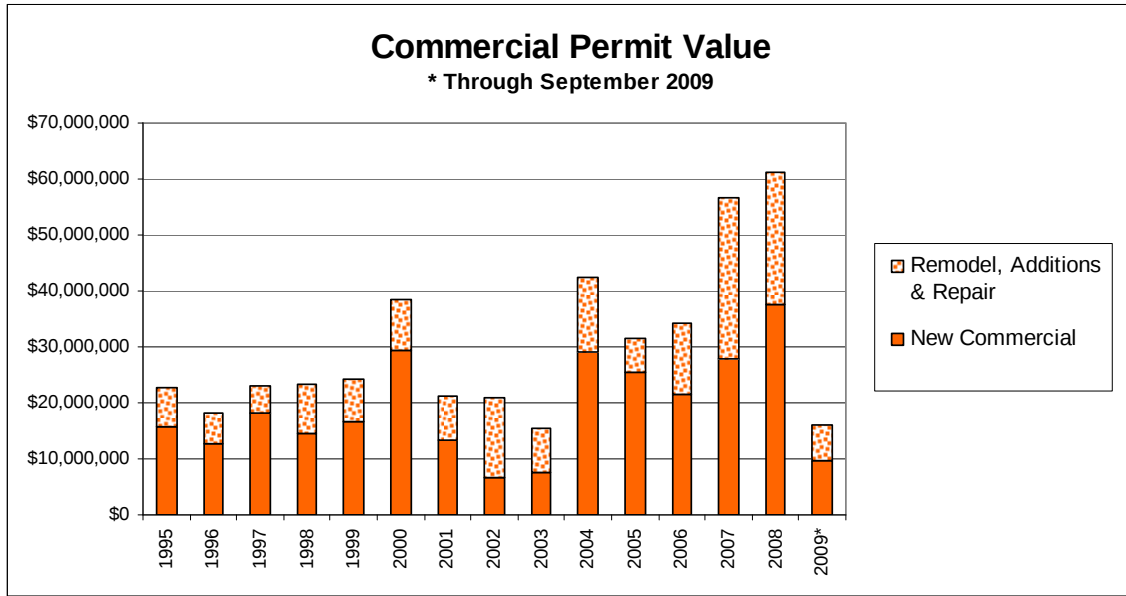
As expected due to the recent economic downturn and associated housing market issues, the issuance of residential permits has slowed significantly over the last three years. Over the last five years (including 2009, so far), 54 percent of all new residential units have been multi-family housing. An additional 48 multifamily units are expected to be added by the end of 2009 (Eagle Village townhomes/apartments). This trend might be expected to continue given the dwindling supply of land as Carson City approaches buildout. However, there are approximately 1,800 approved single-family detached residential lots potentially available for future construction (see Attachment B), which are anticipated to increase the single-family detached residential base of new housing units as the housing market recovers.

City staff uses population projections to coordinate other long-range plans such as the Transportation Master Plan and Water Plan. Below is a chart showing current and past State Demographer projections, as well as the projection the City will use in evaluating long-range plans.

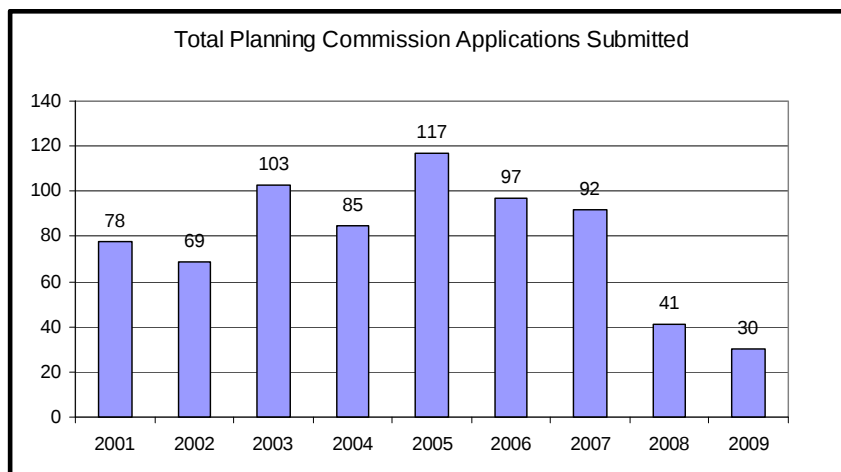
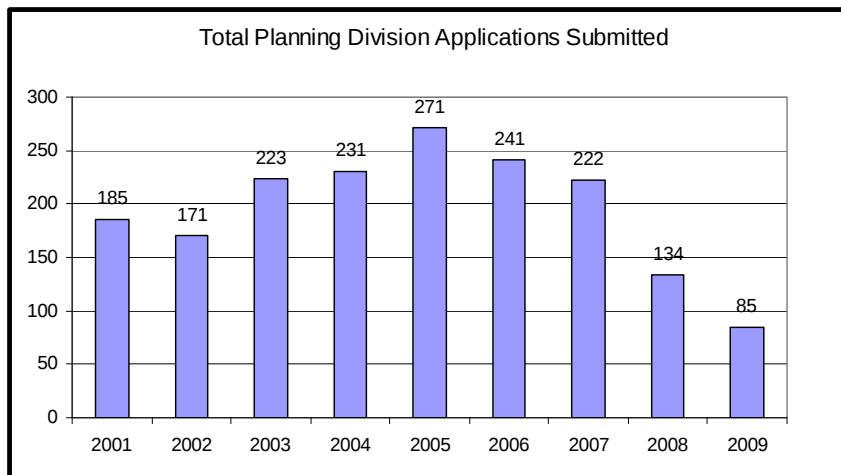


Note that staff has assumed a slowdown in growth over the next few years before recovering to a projected “one percent” growth rate over the long-term. City staff believes this is a more moderate, conservative approach rather than using the Demographer’s more volatile economic-based approach. It is not anticipated that Carson City will reach its Master Plan buildout population of 75-80,000 for another 30-plus years, though growth trends will continue to be monitored. The City is approximately 8,000 additional dwelling units away from reaching that buildout population.

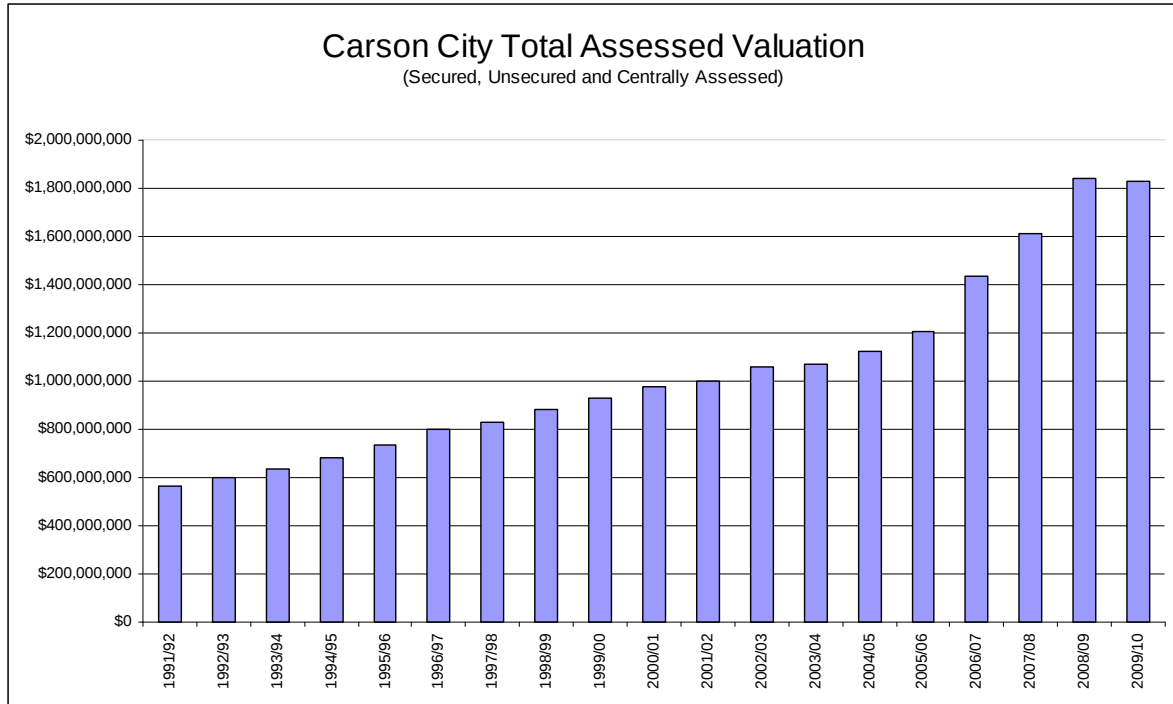
The following chart shows commercial building permit valuation history.



The following charts show a nine-year history of Planning application submittals, through October 2009, including all Planning application types and applications that specifically go before the Planning Commission.



The chart below shows total assessed valuation of property in Carson City. As can be seen by the chart, this current fiscal year is the first time during the time span shown that total assessed value has decreased from the prior year. The Assessor's Department indicates that this is a result of stagnant growth coupled with depreciation of property.



Below is additional U.S. population and housing information recently published in Urban Land magazine. The article particularly noted the correlation between the increase in the “baby-boomer” population that will be in the 65+ category in 2030 and the increase for demand for multifamily housing as retirees downsize their residences. While these are nationwide projections, the information gives some insight into the changes that we will likely see in this region for demographics and housing demand in the next 20 years.

Distribution of Population Change by Major Age Group, 2005-2030 (in 1,000's)

Major Age Group	2005	2030	Change	% Change	Share of Change
Population	296,507	374,704	78,197	26.4%	
Age 0-17	73,451	86,824	13,373	18.2%	17.1%
Age 18-24	29,366	34,497	5,131	17.5%	6.6%
Age 25-44	84,052	96,704	12,652	15.1%	16.2%
Age 45-64	73,228	84,346	11,118	15.2%	14.2%
Age 65+	36,789	72,334	35,545	96.6%	45.5%

Source: Adapted by Arthur C. Nelson from census and Woods & Poole Economics (2008); published in Urban Land magazine, September 2009

Change in Demand for Detached and Multifamily Housing, 2005-2030 (in 1,000's)

Housing Type	2005	2030	Change
Total Occupied Units	112,837	148,279	35,443
Detached Units	79,739	84,949	5,210
Multifamily Units	33,098	63,331	30,233
Multifamily Share	29.3%	42.7%	85.3%

Source: Arthur C. Nelson; published in Urban Land magazine, September 2009

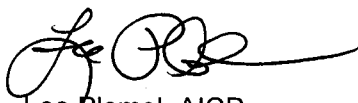
Arthur C. Nelson is presidential professor and director of the Metropolitan Research Center at the University of Utah in Salt Lake City.

If you have any questions regarding the Master Plan annual report or the 2010 Action Plan, please contact Lee Plemel at 887-2180.

Attachments:

- A. Recommended Action Plan 2010 (Updated November 2009)
- B. Approved Subdivisions Vacant/Approved Lots

Respectfully Submitted,
PLANNING DIVISION



Lee Plemel, AICP
Planning Director

Action Plan 2010

ACTION PLAN MATRIX – 2009 ANNUAL REVIEW

The Action Plan Matrix provides a detailed list of the actions needed to implement the Plan. The matrix indicates the type of actions that will be required to implement the policies, and the priority of the actions to be initiated as adopted in the Plan. City staff and planning officials will need to update this matrix on an annual basis, or as necessary, to keep the responsibilities and actions current.

The “**Action**” column lists three possible categories of actions:

R – Regulatory, requiring amendments to the City’s development regulations. **PD – Policy Decisions**, to be implemented during day-to-day policy decisions by staff, Planning Commission, and the Board of Supervisors. **PR – Programs**, to be implemented by new or ongoing programs needed to carry out the goals of the Plan.

The “**Priority**” column lists four possible time frames for implementing actions: (1) - **Immediate Priority**, to be implemented with adoption of the Plan or soon thereafter. (2) - **High Priority**, to be initiated as soon as possible and completed within one to two years after Plan adoption. (3) - **Moderate Priority**, to be completed within three to five years after Plan adoption. (O) - **Ongoing**, are actions that occur continually.

The “**Timeframe for Action**” column indicates what actions have been completed or when actions are anticipated to occur. A blank space may indicate ongoing review items or unknown timeframes, as applicable.

Action items have generally been grouped together by related items and priority, with higher priority items first. Recommended action items for the upcoming year are highlighted/shaded.

Action Plan Matrix

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
PRIORITY ACTIONS PER MASTER PLAN				
Establish Downtown Mixed-Use Zoning District.	R	1	Planning Business Development	COMPLETE (2007)
Establish interim mixed-use evaluation criteria.	R	1	Planning	COMPLETE (2006)
Establish mixed-use zoning districts.	R	1	Planning, Engineering, Building	Continue to implement mixed-use development using the adopted Mixed-Use Evaluation Criteria and monitor development patterns for need for additional Mixed-Use zoning districts.
Develop Capital Improvements Program for Downtown enhancements. 8.1c—Identify necessary streetscape enhancements and parking strategies to coincide with the potential reduction in lanes along Carson Street.	PR	1	Public Works, Business Development, Planning	2010: Begin planning and programming future Carson Street improvements; work with Carson Nugget redevelopment team to create civic center/technology-based development plan.
3.2d—Establish sign controls for the Carson City Freeway corridor.	R	1	Planning	COMPLETE (2008)
OTHER ACTIONS				
5.6b—Continue to explore opportunities to establish a DBA, LID, and/or BID in Downtown to help pay for public infrastructure improvements and/or Downtown area marketing and events coordination.	PR	1	Business Development	2010: Work with Carson Nugget redevelopment team to explore this as part of the downtown development plan. Ongoing via implementation of the CCCVB's branding recommendations.
5.6c—Seek opportunities to develop one or more pilot housing projects Downtown through public/private partnerships.	PR	2	Business Development	2010: Work with Carson Nugget redevelopment team to explore downtown housing opportunities as part of the downtown development plan.

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
6.2a—Develop standards for neighborhood infill and redevelopment. 9.3b—Establish infill and redevelopment standards to minimize impacts on existing neighborhoods. 9.4a—Establish guidelines for the incorporation of higher density residential at the fringe of existing rural neighborhoods, as well as on individual lots within them.	R	2	Planning	2010: Include LED sign lighting near residential areas; consider maximum height standards. (Subject to staff availability.)
5.6a—As part of a new mixed-use zoning district for Downtown, establish incentives (e.g., density bonuses, an expanded range of permitted uses, or reduced parking requirements) that complement existing redevelopment tools.	R	1	Planning Business Development	COMPLETE (2007)
5.6e— Develop a Downtown Parking Strategy that identifies and recommends solutions to short and long-term parking deficiencies, and provides a basis for necessary zoning revisions.	PR	1	Planning Business Development	COMPLETE (2007)
2.2a—Remove barriers within existing residential zone districts to encourage the incorporation of a mix of housing types outside of the PUD process. (Including review of Engineering standards)	R	1	Planning, Engineering	PUD/Common Open Space Revisions COMPLETE (2007)
1.4b—Update current cluster practices to ensure that the resulting density of the clustered development is consistent with the parcel's land use designation, the surrounding development pattern, and the level of roadway improvement which currently exist or will be required to be provided to the site.	R	2	Planning	COMPLETE (2007)
2.1d—Develop standards for mixed-use development to address compatibility issues.	R	2	Planning, Engineering, Building	Continue to implement mixed-use development using the adopted Mixed-Use Evaluation Criteria in the Master Plan and monitor development patterns for need for Mixed-Use zoning districts.

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
3.2b—Review and update lighting regulations as needed to reduce light trespass and glare created by urban development and the lighting of recreational areas, particularly at the Urban Interface and near the WNCC Observatory.	R	2	Planning	Lighting regulations updated in 2008
4.1a—Continue to pursue opportunities to expand the City's existing recreation center and construct a second recreation center in another location.	PR	2	Parks & Recreation	Recreation Center plans are on-hold pending funding to construct and operate the facility.
3.1b—Establish an Environmental Lands Inventory to guide preservation efforts and to aid in the development review process, and require the identification of Environmentally Sensitive Areas as prior to the development of detailed site plans.	PR	2	Planning, Open Space	Wetland, soils and earthquake hazards are reviewed with development proposals; hillside areas are required to be identified with applications
2.2c— Include appropriate standards in the Carson City Municipal code for permitting and construction of attached or detached accessory dwelling units and that allow rental of the units.	R	2	Planning	Accessory dwelling standards revised in 2007; rental of guest dwellings are still prohibited.
9.1b—Establish incentives, such as density bonuses or parking reductions, for the incorporation of higher-density housing within designated activity centers and along major gateway corridors where they may be served by future transit.	R	2	Planning, Engineering, Building	Continue to implement mixed-use development using the adopted Mixed-Use Evaluation Criteria in the Master Plan and monitor development patterns for need for Mixed-Use zoning districts.
9.2a—Identify public lands, including City-owned properties that would be appropriate for affordable housing development and create a plan for the development of affordable housing.	PR	2	Planning, State Housing Division	Continue to work with local housing agencies; identify strategies through the CDBG Consolidated Plan and Action Plan.
9.3a—Develop strategies and incentives such as low-cost loans and design assistance programs to increase home ownership opportunities for residents and to promote regular maintenance and renovation within the City's established neighborhoods.	PR	2	State Housing Division; Rural Housing and Development Authority	Continue to work with local housing agencies.

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
10.1a—Establish financial, building and related incentives for the restoration and rehabilitation of historic structures and facilities.	PR	2	Planning, Business Development	Structural analysis completed on two historic structures with grant funds (2008); grant funds obtained to conduct analysis on Brewery Arts Center.
5.4a—Adopt design standards for developments that are adjacent to or highly visible from the V&T railroad or the State Capitol Complex.	R	2	Planning	Downtown DT-MU standards completed in 2007.
6.1d—Establish incentives such as façade improvement programs, design assistance programs, tax credits, or similar strategies to promote more attractive gateway corridors for the City.	PR	2	Business Development	
9.2a—Identify public lands, including City-owned properties that would be appropriate for affordable housing development and create a plan for the development of affordable housing.	PR	2	Planning	
9.2c—Provide housing rehabilitation and weatherization programs and or direct assistance to households with a particular emphasis on fixed-income elderly residents of Carson City.	PR	2	Rural Housing Development Authority, Planning	Consider use of CDBG funds.
V&T SPA 1.1—Develop and adopt specific design standards for commercial development and public-use development within the V&T-SPA to protect the scenic quality of the V&T route.	R	2	Planning	
5.4a—Develop specific guidelines and policies for a tourism- focused activity center along Highway 50 East that will serve V&T Railroad visitors.	R	2		
V&T SPA 1.2—Rezone the private lands in Carson City along Highway 50 East from General Industrial to a commercial designation consistent with the Master Plan Land Use Map.	R	2	Planning	Some rezoning has occurred at the request of property owners; i.e. Flint Drive property to GC/MFA in 2008.
V&T SPA 1.3—Identify critical views of the landfill area from V&T route and adjacent commercial areas and mitigate visual impacts by plantings, screening or other methods around the landfill.	PR	2	Planning Public Works	Complete (2006)

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
V&T SPA 1.4—Prohibit new uses on public lands within the V&T-SPA that would conflict with the V&T and related commercial-tourism in the vicinity, such as uses that generate excessive noise, dust or odors, excluding the continued operation of the landfill.	P	2	Planning	Policy will be reviewed with future use requests.
V&T SPA 1.4—Consider limiting the use of public lands as part of any proposed disposal of the BLM property into Carson City ownership through a federal lands bill.	P	2	Planning	The adopted Federal Lands Bill limits uses of adjacent City property to public uses.
V&T SPA 2.1—The Parks and Recreation will continue to work with the V&T Commission and V&T consultants in locating appropriate pathway facilities along the Carson River corridor consistent with the V&T operation plans and the Unified Pathways Master Plan.	P	O	Parks & Recreation	Parks & Rec: Our department continues to have ongoing design dialogue with the V&T Railroad Reconstruction Project's engineering consultants regarding the benefit to this project from the proposed land and water base recreational trails in the Carson River Canyon, including the identification of two railroad grade crossings.
V&T SPA 3.1—Encourage continued cleanup and patrol of the Carson River corridor to protect the scenic resource through partnerships with public and private agencies.	P	O	Parks & Recreation	
V&T SPA 4.1—Encourage continued collaboration with Lyon County and Storey County to minimize land use conflicts along the V&T corridor.	P	O	Planning	
1.1a—Monitor growth trends and conduct periodic reviews of the City's growth capacity to ensure the Master Plan is consistent with the City's Water and Wastewater Master Plan.	PR	O	Planning, Engineering, Public Works	Annual MP Review; updated water plan completed in 2009.
1.1c—Continue to encourage water conservation efforts at a community-wide and household level through education and incentive-based programs.	PR	O	Public Works, Water	Ongoing education and outreach efforts.
1.1d— Continue to review applications for proposed residential development in accordance with the Carson City 1978 Growth Management Ordinance.	PD	O	Planning	Annual Growth Management

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
1.1e— Encourage the use of sustainable building materials and construction techniques, through programs such as the US Green Building Council's LEED (Leadership in Energy Efficiency and Design) program.	PD	O	Building Planning	Continue to work with the Builders Association of Western Nevada (BAWN) to help implement the Sierra Green building program.
1.1f—Encourage the incorporation of site planning and other design techniques that promote solar and wind efficiency in the construction of new homes and non-residential development and the use of new and emerging technologies that lead to increased energy conservation (e.g., maximizes solar exposure to capture energy and speed snow melt during winter months).	PD	O	Building, Engineering, Planning	The Builders Association of Western Nevada (BAWN) has implemented the Sierra Green building program with the support of Carson City.
1.2a—Use levels of priority established by the Master Plan to help guide the future allocation of staffing and other resources devoted to infill and redevelopment objectives.	PD	O	Public Works, Planning, Business Development	Reviewed with Annual Budget
1.2b—Review the boundaries of the City's redevelopment areas periodically and adjust them as appropriate to support redevelopment objectives.	PD	O	Business Development	Redevelopment boundaries were amended in 2007 to support redevelopment objectives.
1.2c—Ensure that improvements identified in the City's Transportation, Water, and Wastewater Master Plans are consistent with and supportive of the City's infill and redevelopment objectives.	PD	O	Public Works	Water plan update completed in 2009.
1.3a—Continue to coordinate with the BLM to ensure that its Urban Interface Plan is consistent with the Land Use Map.	PR	O	Planning	
1.3b—Continue to coordinate with State and Federal Agencies on the Federal Lands Bill and monitor future land transfer opportunities, particularly within the urbanized area of the City.	PR	O	Planning, Parks & Recreation	The Federal Lands Bill was adopted in 2009, facilitating various land transfers for opens space, parks and economic development.
1.4c—Require a detailed site analysis for any development at the Urban Interface to identify unique features to be protected.	R	O	Planning	Wetland, soils and earthquake hazards and hillside development are reviewed with development proposals.

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
1.5a—Coordinate with Lyon, Washoe, and Douglas Counties to ensure that applicable Master Plans for each jurisdiction are mutually compatible with the goals and policies of this Master Plan.	PR	O	Planning	Mutual agreement reached with Douglas County in 2008 for water service in north Douglas; continue ongoing planning with County staffs.
1.5c—Coordinate with regional planning organizations, such as the CAMPO, TRPA, and the TMRPA to ensure that adopted regional plans are mutually compatible with the goals and policies of this Master Plan.	PR	O	Planning, Transportation	Staff continues to participate in coordination efforts. 2009: Coordinating with TRPA on bike trail facilities along SR 28.
1.5d—Coordinate with Sierra Pacific Power and Southwest Gas on the location of new power lines and future facilities necessary to serve the community.	PR	O	Planning, Engineering	Staff continues to work with NV Energy on future facility planning.
2.1d—Discourage rezoning of properties that create incompatible land uses between adjacent zones, enforce standards for transitions between residential and commercial uses.	PD	O	Planning	Reviewed by staff and the Planning Commission with zoning application requests.
2.3a—Maintain an inventory of potential neighborhood, community, and regional scale retail sites.	PR	O	Business Development	Ongoing
3.1a—Ensure that the Master Plan and Land Use Map are consistent with the Carson River Master Plan.	PD	O	Planning Parks & Recreation	The goals of the 1996 Carson River Master Plan are being updated in 2009.
3.2a—Seek opportunities to transfer lands slated for disposal by the BLM or Forest Service into City ownership to preserve important hillside views and update existing cluster development and steep slope provisions as needed.	PR	O	Planning	The Federal Lands Bill was adopted in 2009, permanently preserving thousands of acres of viewshed surrounding Carson City.
3.3a—Continue to work with FEMA and other Local and State agencies to promote disaster prevention through strategic planning and coordination.	PR	O	Public Works, Fire Department	Ongoing training occurs—coordinating efforts with the Fire Department.

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3.3b—Ensure new neighborhoods, particularly at the Urban Interface, are designed to minimize the impacts of potential natural disaster events (e.g., provide multiple access points, maintain defensive space in forested areas, and construct homes and outbuildings of fire resistant materials).	PD	O	Planning, Engineering, Fire Department	Reviewed and enforced through the subdivision review process.
3.3c—Continue to educate existing residents on appropriate measures to be taken to minimize the potential loss of life and property in the event of a wildfire or other natural disaster.	PR	O	Fire Dept.	The Fire Department is active in resident education, particularly in wildland interface areas.
4.1b—Identify opportunities for the incorporation of park facilities as part of new developments commensurate with demand created and consistent with the City's adopted standards.	PD	O	Parks & Recreation	The City reviews development plans to ensure incorporation of park facilities commensurate with development intensity and identified City needs.
4.1c—Focus new neighborhood parks in areas currently underserved and in new neighborhoods.	PD	O	Parks & Recreation	2007: Silver Oak Park and R.D. Wilson Park opened.
4.1c—Establish an additional community park in the northern quadrant of the community.	PD	O	Parks & Recreation	With congressional adoption of the Federal Lands Bill, approximately 40 acres of land along Arrowhead Drive will be transferred from Bureau of Land Management ownership to the City ownership. This property has been identified as a future community park site, and development would occur when Board of Supervisor approval and funding occurs.
4.2a—Provide additional parks, sports complexes and indoor facilities convenient to all major quadrants of the city.	PR	O	Parks & Recreation	In 2007 the three acre John Mankins neighborhood park was added to the northwest quadrant of the City. In 2008 the five acre Ronald D. Wilson Memorial Park was added to the north end of the City. Also in 2008 the renovated Carson City Fairgrounds at Fuji Park was completed. In 2009, the Fuji Park fishing pond and Morgan Mill Rd. river access projects started construction, the City acquired historic Treadway Park, and Laxalt Plaza was completed downtown.

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
4.2b—Continue to expand cost-effective sharing of facilities and resources with the City's existing and potential recreation partners.	PR	O	Parks & Recreation	Recreation center partnerships with Western Nevada College and the Boys & Girls Club continue to be explored.
4.3a—Continue to review future development proposals for consistency with the City's Open Space Plan and continue to coordinate with the Open Space Advisory Committee and the Carson River Advisory Committee on Master Plan issues.	PD	O	Planning, Parks and Recreations	Development proposals are routinely routed through the Parks & Recreation Department and the advisory committees, as applicable.
4.3b—Continue to pursue opportunities to expand or enhance the community's open space network using a range of available tools (as specified in the Open Space Master Plan) to help implement the objectives of this Master Plan.	PD	O	Parks & Recreation, Open Space	The Carson City Open Space program continues to pursue opportunities to enhance the communities open space network.
5.1a—Continue to coordinate the City's ongoing planning efforts and Land Use Map with major employers where applicable to ensure compatibility with their facility master plans and expansion efforts.	PR	O	Planning Business Development	
5.1b—Foster public/private partnerships to help cultivate new opportunities for current and future employers in the community.	PR	O	Business Development	
5.1c—Promote diverse job options and entrepreneurial opportunities.	PD	O	Business Development	
5.1d—Identify, develop and enhance multiple industrial specializations and improve opportunities for productive employment in key sectors.	PR	O	Business Development	Ongoing – Efforts include partnership with NNDA, EDawn, NCED. Supporting Target 2010 initiatives
5.1e—Promote activities that have the potential to upgrade the skill and wage levels of the City's resident labor force.	PR	O	Business Development	
5.1f—Provide public economic development assistance for applicants that can increase the average wage rate in their industrial sectors.	PR	O	Business Development	Ongoing – consideration given to industry workforce needs

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
5.1g—Reduce supply chain costs, shared research and development objectives and other co-location efficiencies to promote vertical diversity.	PR	O	Business Development	Ongoing – Efforts include partnership with NNDA, EDawn, NCED. Supporting Target 2010 initiatives
5.1h—Emphasize diversity of industry toward those sectors that demonstrate a steady employment pattern, avoid seasonal layoffs, and withstand cyclical downturns of the economy.	PR	O	Business Development	Ongoing – Efforts include partnership with NNDA, EDawn, NCED. Supporting Target 2010 initiatives, as well as implementation of CCCVB's branding recommendations
5.1i—Plan for a diversity of ready-to-build sites with sufficient support infrastructure and services needed to meet demand of growing and targeted industries.	PR	O	Public Works	Ongoing--Improvements are done as a part of other projects and are upsized to include future growth issues.
5.1i—Explore opportunities to pre-designate tourism improvement districts (i.e., STAR bond districts), enhance redevelopment areas and maximize the potential of all available economic development tools.	PR	O	Business Development	Foster public-private partnerships enabling mixed use, sustainable development – via implementation of CCCVB branding recommendations
5.1j—Encourage a citywide housing mix consistent with the labor force and non-labor force populations of the City.	PR	O	Planning	
5.1k—Encourage and expand those social services, both in the public and private sector, that are necessary to facilitate the broadest labor force participation.	PR	O	Business Development	Ongoing – Efforts include partnership with NNDA, EDawn, NCED. Supporting Target 2010 initiatives
5.2a—Work with local and regional economic development organizations on the development of a marketing strategy designed to attract national retailers to the community.	PR	2	Business Development	Ongoing – Carson City Downtown Consortium, CCCVB, EDawn & NNDA Can-Do brand. Implementation of the CCCVB's branding recommendations, especially relative to targeted retail recruitment
5.2b—Use available tools to attract retail tenants to underutilized spaces, and continue to explore the use of incentive programs to mitigate rising and prohibitive land costs.	R	2	Business Development	Implementation of the CCCVB's branding recommendations

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
5.2c—Closely monitor the diversity of retail sales activity in the City and promote economic development activities which reduce retail leakages.	PR	O	Business Development	Implementation of the CCCVB's branding recommendations for downtown as well as using OBD / Redevelopment tools targeted at business owner partnerships and property owner partnerships
5.3a—Encourage the incorporation of home-based occupations and live/work units.	PR	O	Planning	Home-based occupations are permitted. No additional issues identified.
5.3b—Encourage low cost, easily accessible, state-of-the-art telecommunications and other technology services throughout the City.	PR	O	Planning Public Works	Telecommunication ordinances are designed to promote communications.
5.3c—Use technology to increase information available to residents and businesses regarding growth patterns, economic conditions, development activity and other elements of the competitive landscape.	PR	O	Planning Business Development	Information provided in this annual review and additional information is available to public year-round.
5.4b—Continue to explore opportunities to establish trail access to the Carson River Canyon that honors and interprets the historic V&T railroad, expand Downtown walking tours and interpretive signage exhibits, and identify new opportunities to showcase the City's historic resources.	PR	O	Parks & Recreation Business Development	The Parks and Recreation Department is continuing to pursue Carson River Canyon trail access by focusing on the acquisition of the property along the River.
5.4c—Support artists, arts organizations and related cultural institutions.	PR	O	Business Development	Ongoing via Carson City Arts and Culture Coalition.
5.5a—Seek necessary funding to improve the quality of existing recreational facilities, and to develop additional facilities.	PR	O	Parks & Recreation	
5.5b—Develop promotional materials that highlight the City's parks, open space, pathways, and recreational facilities, and distribute materials to target markets or specific companies considering relocating to Carson City.	PR	2	Parks & Recreation Business Development	Ongoing via implementation of the CCCVB's branding recommendations; 2 nd edition of the Bicycle Route Map and Safe Cycling Guide; Carson River Aquatic Trail Master Plan; Discover Us biannually; a web site dedicated to the entire services the Parks and Recreation Department provides to the public.

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
5.5c—Develop promotional materials that highlight the City as a primary gateway to Lake Tahoe.	PR	2	Business Development	Ongoing via implementation of the CCCVB's branding recommendations
5.5d—Encourage the development of airport-related commercial uses that will increase the City's visibility and marketability as a destination for tourists and recreational aviators.	PD	O	Business Development	Ongoing via implementation of the CCCVB's branding recommendations
5.5e—Provide the public services and public facilities necessary to sustain a high quality of life and attract business investment.	PD	O	Public Works	Ongoing efforts include consideration of economic aspect of transportation projects by RTC, annual growth management activities, and long-term modeling efforts to assure adequacy of planned improvements.
5.5f—Encourage economic development that conserves natural resources and open spaces, protects environmental quality and enhances the overall quality of life.	PD	O	Business Development	Ongoing
5.5g—Emphasize educational resources of the community as an economic development tool.	PD	O	Business Development	Ongoing
5.6d—Continue to work with Downtown businesses and developers to provide assistance and to identify potential partnership opportunities.	PR	O	Business Development	Ongoing
5.6f—Recognize the unique opportunity created by the state government cluster and contribute to the stabilization and redevelopment of Downtown through the provision of supporting services.	PR	O	Business Development	Ongoing via partnership with Downtown Answers Downtown Carson City Institutional Alliance
5.7a—Work with other levels of government and with the private sector to support and encourage activities associated with the re-use, expansion and economic development as necessary and appropriate.	PR	O	Business Development	Ongoing
5.7b—Maintain land-use policies and permitting procedures that are understandable, predictable and can be accomplished within reasonable time periods.	PR	O	Planning	Staff continues to work on ways to simplify the application process, including electronic submittals.

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5.7c—Leverage, wherever possible, statewide economic development efforts to help attract business investment to Carson City and promote the benefits of the region.	PR	O	Business Development	Ongoing via implementation of the CCCVB's branding recommendations
5.7d—Provide planning flexibility that can be responsive to unforeseen or changing economic conditions and community needs within the context of the Master Plan.	PR	O	Planning	Recent code amendments are intended to address development issues, including some related to current conditions.
5.7e—Collaborate economic development strategies with surrounding counties where there is a net positive economic and fiscal gain.	PR	O	Business Development	Ongoing – Carson City Downtown Consortium, CCCVB, EDAWN & NNDA Can-Do, Business Connections and via implementation of the CCCVB's branding recommendations, especially relative to targeted retail recruitment
5.7f—Promote economic development alternatives that protect or enhance existing and future property values – commercial, industrial and residential.	PR	O	Business Development	Ongoing
5.7g—Recognize the importance of adequate infrastructure in economic development and long-run economic stability.	PR	O	Public Works	Ongoing – Consideration given to economic development of City as improvements are developed and long-term modeling conducted to assure adequacy of planned improvements.
5.8a—To the extent of the City's control, maintain a balanced revenue system that is competitive for business and residential investment.	PR	O	Business Development	Ongoing
5.8b—Recognize the unique nature of Nevada's tax system and promote economic development alternatives that result in a net positive fiscal impact for the City.	PR	O	Business Development	Ongoing – Carson City Downtown Consortium, CCCVB, EDAWN & NNDA Can-Do, Business Connections and via implementation of the CCCVB's branding recommendations, especially relative to targeted retail recruitment

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
5.9a—The City will continue to work with local businesses and property owners to encourage and assist in redevelopment efforts within the Redevelopment Area Boundary.	PR	O	Business Development	Ongoing via implementation of the CCCVB's branding recommendations and close partnership with the Carson City Downtown Consortium – as well as using the above as a template for Redevelopment Area #2
5.9a—Existing redevelopment area boundaries should be reviewed periodically and expanded to support the redevelopment objectives of this Master Plan.	PR	O	Business Development	Ongoing
6.1a—Require the use of durable, long-lasting building materials for all new development.	R	O	Planning, Building	
6.1b—Promote variety and visual interest in the design of new neighborhoods through the incorporation of varied lot sizes, building styles and colors, garage orientation, and other features.	PD	O	Planning	
6.1c— Promote variety and visual interest in the design of new development through the incorporation of well-articulated building facades, clearly defined entrances and pedestrian connections, landscaping, and other features as consistent with the City's Development Standards.	R	O	Planning	
8.1b—Ensure that new development is consistent with the height and scale of development defined within the Downtown Character Areas as set forth in Chapter 6 of the Master Plan.	R	O	Planning	
9.2b—Create affordable and workforce ownership housing opportunities for households earning 80 percent to 120 percent of median area income.	PD, PR	O	Planning	
9.2c—Encourage the development of new energy efficient housing and retrofitting for existing housing stock for energy efficiency to lower average monthly housing costs	PD	O	Planning	

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
9.2c—Encourage the use of site design techniques for residential development that ensure and promote solar and wind efficiency.	PD	O	Planning	Continue to work with the Builders Association of Western Nevada (BAWN) on the Sierra Green building program.
9.2c—Ensure the economical and efficient processing of development applications and building permits to minimize housing development costs.	PD	O	Planning	
9.2d—Promote local, state and federal programs to encourage rehabilitation of existing housing stock and preservation of neighborhoods to ensure continued availability of affordable housing units.	PD, PR	O	Planning	
9.2e—Enforce appropriate standards for safe and decent affordable housing in Carson City, such as length of stay limits for recreational vehicle parks and motels.	R,PD	O	Code Enforcement Planning	
9.2f—Encourage and support efforts to create more affordable housing on a regional basis.	PD	O	Planning	
10.1b—Continue to review rehabilitation and renovation proposals for compliance with adopted guidelines.	PD	O	Planning	
10.1c—Continue to maintain an inventory of historic properties within the City. (Map subject properties in GIS to better manage the inventory.)	PR	O	Planning	Mapping complete (2008). Mid-century inventory completed; documents digitized and made available on HRC website (2009).
11.1a— Continue to coordinate with the Carson Area Metropolitan Planning Organization (CAMPO), Nevada Department of Transportation, Regional Transportation Commission, adjacent counties, and other partners on transportation issues.	PR	O	Transportation	Ongoing – City staffs the RTC and CAMPO and is responsible for ongoing coordination with NDOT and other agencies.

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
11.1b—Coordinate ongoing road improvement projects with recommendations contained in the City's Unified Pathways Master Plan as appropriate to promote the most efficient use of R.O.W.s and resources.	PR	O	Transportation Public Works	Ongoing – Public Works Transportation staff seeks to include bicycle and pedestrian improvements when possible and appropriate, seeking multiple local and non-local funding sources and coordinating with Parks and Recreation.
11.1c—Seek opportunities for coordination in the implementation of the City's Transportation, Transit, Trail, and Pedestrian Plans. Actively encourage ridership of the city transit system.	R	O	Transportation Public Works Parks & Recreation	Ongoing – Implementation of the multimodal transportation plan through updates to the plan and the transportation improvement program and coordination with Parks and Recreation. Public Works Transportation staff actively working to increase transit system service and ridership.
11.2a—Conduct periodic updates to the City's transportation model based on future development projections to ensure the feasibility of development patterns portrayed on the Land Use Map.	PD	O	Planning Transportation	Begin new model update in 2009.
11.2b—Coordinate the review of development proposals with local transit providers and the Regional Transportation Commission as appropriate to respond to existing/planned transit service.	PR	O	Planning Transportation	Ongoing – Through the Major Project Review (MPR) process, proposed developments are reviewed for transportation considerations by RTC staff.
11.2c—Seek opportunities to enhance the City's north/south arterial and collector street network in conjunction with future development (as consistent with the Transportation Plan) to improve connectivity and support broader transit service.	PD	O	Planning Transportation	Ongoing – Numerous efforts are underway to improve north/south transportation alternative, including planning, design, or construction projects on the following facilities: Carson City Freeway, Curry Street, Carson Street, Roop Street, and Stewart Street.

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
11.2d—Establish design and access standards for development occurring along major gateway corridors in order to preserve their functional integrity, capacity, safety and appearance.	PD	O	Transportation	Ongoing – Public Works Transportation staff working with NDOT and neighboring counties on US 395 and US 50 corridor efforts and Development Services is leading an update of the City's design standards with the participation of numerous other City Departments.
12.1a—Provide multi-use paths where necessary as identified on the Unified Pathways Master Plan map.	PD	O	Planning, Transportation Parks & Recreation	Ongoing – Public Works Transportation staff coordinates with Parks and Recreation staff to develop and propose projects and to seek funding.
12.1b—Implement the Unified Pathways Master Plan as adopted to promote the shared use of pathway corridors and increased access for persons with disabilities.	PD	O	Planning, Transportation Parks & Recreation	Ongoing – Public Works Transportation staff coordinates with Parks and Recreation staff to develop and propose projects and to seek funding. Regarding persons with disabilities, a concerted effort is being made to remedy non-compliant area and to seek additional consistent funding sources.
12.1c—Continue to require future development to construct on-site sidewalks and connections to adjacent pedestrian systems as needed and coordinate the dedication of R.O.W. for planned pathway connections at the time of development.	PD,R	O	Planning Engineering	

Carson City Approved Subdivision Vacant Lot Information

Recorded Subdivision Lots

	Approval Date	File No.	Development Name	Lots Recorded	Vacant Lots	Location
1	Oct-04	TSM-04-132	Carmine Street Subdivision	15	11	North of Hwy 50 East and South of Carmine Street
2	Jul-93	P-92/93-4	Cottonwood Court	20	8	North of Fifth St, east of Roop St
3	Jul-92	S-91/92-6	Goni Canyon Estates, Phase I Goni Canyon Estates, Phase 2 Goni Canyon Estates, Phase III	41 42 16	5 4 2	South of Fermi Rd; Goni Rd extension
4	Mar-94	P-93/94-2	Heritage Park at Quail Run Phase 5 Phase 6	21 82	8 15	Corner of Fairview Dr and Saliman Rd
5	Sep-96	S-95/96-6 S-96/97-3	Hidden Meadows Estates #1 Hidden Meadows Estates #2 Hidden Meadows Estates #4	31 25 30	2 1 4	East of Carson River Rd and south of Fifth St
6	May-87	S-87-1	Highland Estates	60	7	"C" Hill, west of Lake Glen Manor
7	Jul-87	Parcel Maps	Kingston Park	28	13	At the west end of Long St extension
8	May-79 May-79	S-79-4 S-79-5	Lakeview Subdivision	258	34	South of Carson City/Washoe County line, west of US Hwy 395 North
9	Nov-92	P-92/93-1	Long Ranch Estates PUD, 1A Phase IB Phase 6	31 30 29	1 12 2	Approximately 1,000 ft. west of North Ormsby Blvd, and north and south of Kings Canyon Rd
10	Oct-78	PUD 9/78	Riverview PUD	262	15	End of Fifth St, north of Eagle Valley Junior High School
11	Oct-93	P-93/94-1	Silver Oak PUD (1,074 total)** Phase I Phase 5 Phase 12 Phase 16 Phase 18 Phase 19	70 33 60 57 21 10	2 2 3 46 4 9	West of N. Carson Street north of Winnie Lane ** Recorded lots plus remaining future phases.
12	Nov-05	TSM-05-160	Sundance Ridge II (SFA)	32	20	West of Lepire Drive
13	Oct-78	no file #	Timberline	101	10	West end of Combs Canyon Rd
14	Jan-90	S-89/90-3	Wellington Crescent Subdivision	59	8	North of Ash Canyon Rd and approximately 1,300 ft. west of Winnie Lane

Total of Vacant Subdivision Lots: 248

Carson City Approved Subdivision Vacant Lot Information

Approved Tentative Maps with Lots Pending to Record

	Approval Date	File No.	Development Name	Lots Approved	Lots Remaining	Location
T1	Apr-09	TSM-09-003	City View Greenhomes	8	7	North of West Appion Way and West of Voltaire Street
T2	Sep-06	TPUD-06-146	Clearview Ridge	75	75	West side of Cochise, south side of Roventini
T3	Sep-06	TSM-06-168	Combs Canyon I	23	23	West side of Combs Canyon Rd., north of Timberline Dr.
T4	Sep-06	TSM-07-027	Combs Canyon II	19	19	East side of Combs Canyon Rd.
T5	Feb-06	TPUD-05-229	Corte Reale	12	12	Northwest corner of Silver Oak development
T6	Jan-05 May-09	TPUD-05-191 SUP-09-039	Eagle Village	36 12	36 12	North side of Eagle Station Lane Added 12 additional dwelling units
T7	Jun-08	TSM-08-043	East Ridge Village	115	115	North of Flint Drive and East of HWY 50 East
T8	Nov-06	LDM-06-198 & -199	Lehman Properties	23	23	North of the Goni Rd. terminus
T9	Dec-06	TPUD-07-202	Mills Landing	94	94	West side of State St., north of William St.
T10	Sep-06	TPUD-06-143	Newport Village	43	43	North side of Nye Ln, west of College Pkwy.
T11	Mar-07	TPUD-07-010	Ross Park PUD	23	23	Between Snyder Ave., California St. & Appion Wy.
T12	Oct-05	TSM-05-144	Schultz Ranch Development	521	521	Race Track Road vicinity, east of Center Dr.
T13	Oct-93	P-93/94-1	Silver Oak PUD	1,074	491	West of N. Carson Street north of Winnie Lane
T14	Apr-07	TSM-06-203	Summerhawk	201	201	West of Rhodes St. & Betts St., south of C-Hill

Total Approved Tentative Map Lots Pending: 1,695
Total of Vacant and Pending Subdivision Lots: 1,943

Multi-Family Residential Major Project Reviews (last 12 months)

	Review Date	File No.	Development Name		Number of units	Location
					0	
					0	

Total Potential Multi-family Units: 0

Conceptual Map Reviews (last 12 months)

	Date Received	File No.	Development Name	Lots Proposed	Lots Remaining	Location
					0	
					0	

Total Conceptual Units: 0
Total Vacant, Pending, Conceptual and Multi-Family: 1,943