



Carson City Planning Division

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MEMORANDUM

Planning Commission meeting of February 24, 2010

TO: Planning Commission Item H-1

FROM: Lee Plemel, Director *Lee*

DATE: February 17, 2010

SUBJECT: Presentation and discussion regarding the proposed downtown Nugget Economic Development Project

The purpose of this item is to give the Planning Commission an update on the status of the proposed downtown project and potential future involvement of the Commission in the review of the project. Office of Business Development Manager Joe McCarthy will be at the Planning Commission to give a presentation and answer questions.

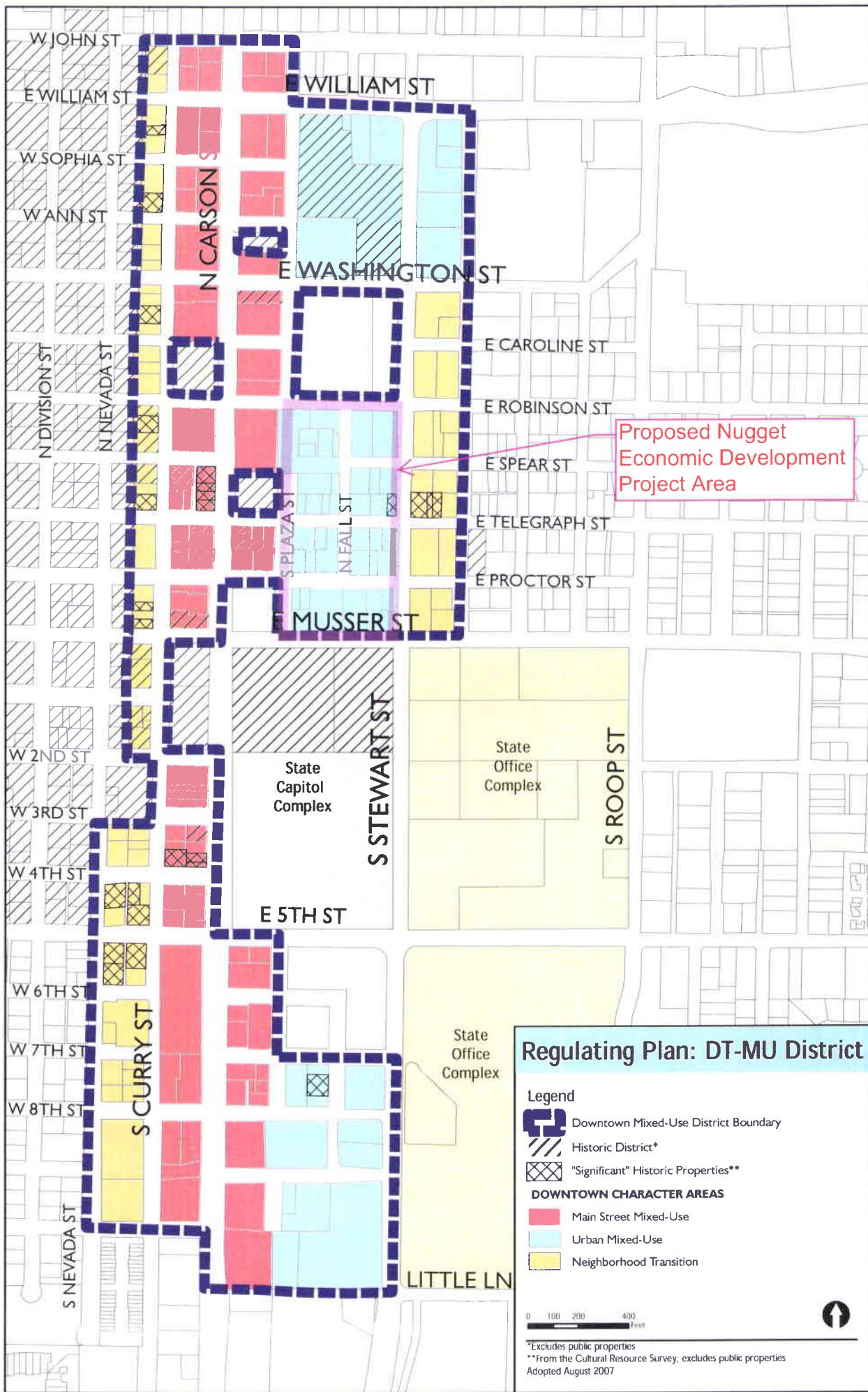
The proposed project area is located within the Downtown Mixed-Use (DT-MU) zoning district (see attached DT-MU District map for project location). The DT-MU district and development standards were adopted in July 2007. The DT-MU standards are comprehensive for all aspects of development, including building height, setbacks, open space, signs, and parking. The complete standards can be found in the Carson City Municipal Code, Section 18.07, and the Development Standards Division 6. The DT-MU standards and other information regarding the downtown Master Plan can also be found on the Planning Division website at the following link: <http://www.carson-city.nv.us/Index.aspx?page=1455>

One of the primary purposes of creating the DT-MU district was to create standards under which development could be constructed "by-right," without discretionary approvals, allowing a broader range of in a more urban setting. The DT-MU code allows more building height than was previously permitted, but provides for setbacks for taller portions of buildings. The specific height and setback standards for the proposed project area are attached to this memo.

The DT-MU code provides that any project that does not meet one or more of the development standards must obtain project approval from the Planning Commission (CCMC 18.07.020[2]). It is unknown at this time whether or not any aspects of the proposed development would require Planning Commission approval. However, it is very likely that, at a minimum, some abandonment of streets within the project area will be proposed with the project, which will require Planning Commission review.

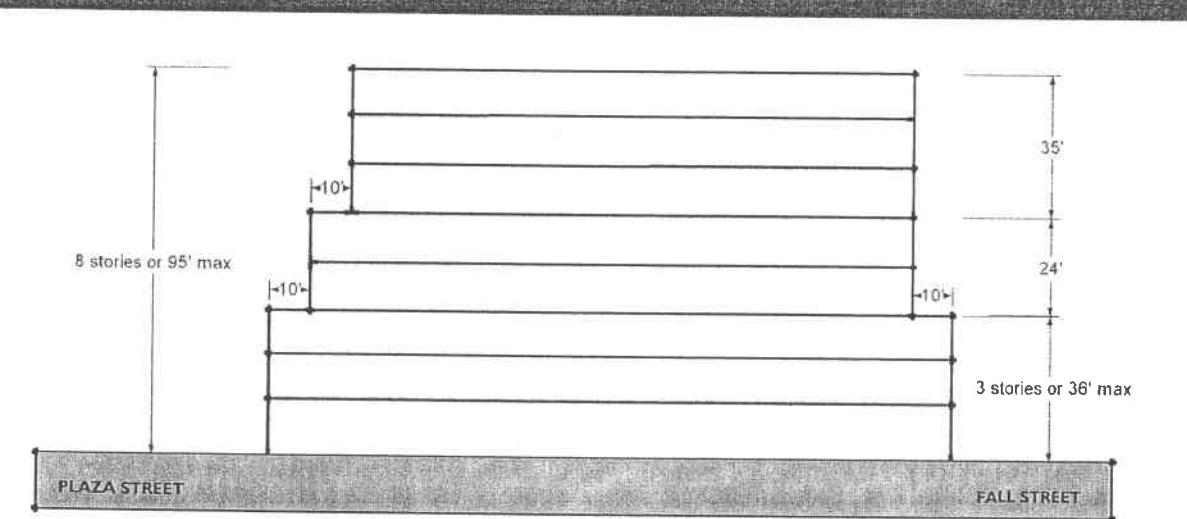
It should also be noted that any project within the DT-MU district over 50,000 square feet requires Major Project Review, a comprehensive administrative review process conducted by City staff (CCMC 18.07.020[2]). The proposed project would fall into this category.

For more information on the DT-MU code, contact the Planning Division at 887-2180.



B. Urban Mixed-Use Character Area: Height Specifications and Required Transitions

PLAZA STREET



MAXIMUM HEIGHT

Maximum height is 8 stories or 95 feet.

Exception: Maximum height on blocks between Proctor and Musser Streets and 5th and 6th Streets is 5 stories or 60 feet maximum to preserve views to Capitol.

REQUIRED TRANSITIONS: FALL STREET

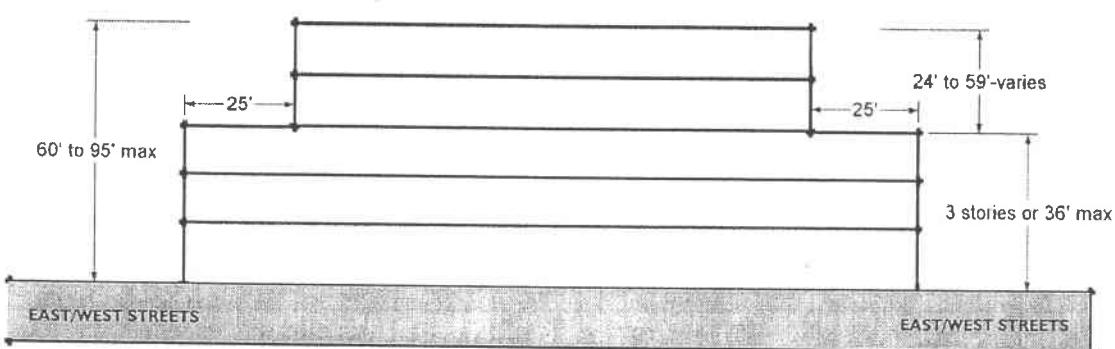
Maximum height allowed along the Fall Street frontage is 3 stories or 36 feet. Stepback of 10 feet required before maximum height may be achieved.

REQUIRED TRANSITIONS: PLAZA STREET

Maximum height allowed along the Plaza Street frontage is 3 stories or 36 feet. Stepback of 25' feet required before additional 24 feet may be achieved. Additional stepback of 10 feet required before maximum height may be achieved.

ALL EAST/WEST STREETS

Note: Maximum height varies by street



MAXIMUM HEIGHT

Maximum height is 8 stories or 95 feet.

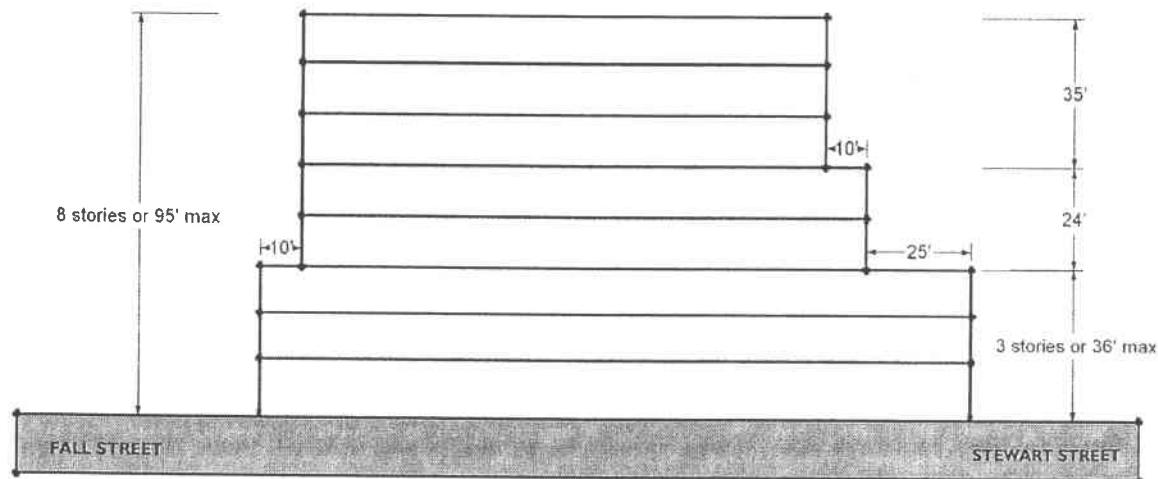
Exception: Maximum height on blocks between Proctor and Musser Streets and 5th and 6th Streets is 5 stories or 60 feet maximum to preserve views to Capitol.

REQUIRED TRANSITIONS: EAST/WEST STREETS

Maximum height allowed along all east/west street frontages is 3 stories or 36 feet. Stepback of 25 feet required before maximum height may be achieved.

B. Urban Mixed-Use Character Area: Height Specifications and Required Transitions

STEWART STREET



MAXIMUM HEIGHT

Maximum height is 8 stories or 95 feet.

Exception: Maximum height on blocks between Proctor and Musser Streets and 5th and 6th Streets is 5 stories or 60 feet maximum to preserve views to Capitol.

REQUIRED TRANSITIONS: FALL STREET

Maximum height allowed along the Fall Street frontage is 3 stories or 36 feet. Stepback of 10 feet required before maximum height may be achieved.

REQUIRED TRANSITIONS: STEWART STREET

Maximum height allowed along the Stewart Street frontage is 3 stories or 36 feet. Stepback of 10 feet required before additional 24 feet may be achieved. Additional stepback of 10 feet required before maximum height may be achieved.