

STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 30, 2015

FILE NO: SUP-15-079

AGENDA ITEM: F-4

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Special Use Permit to allow the cumulative square footage of accessory structures on the property to exceed 75% of the size of the main residence on property zoned Single Family 1 Acre (SF1A).

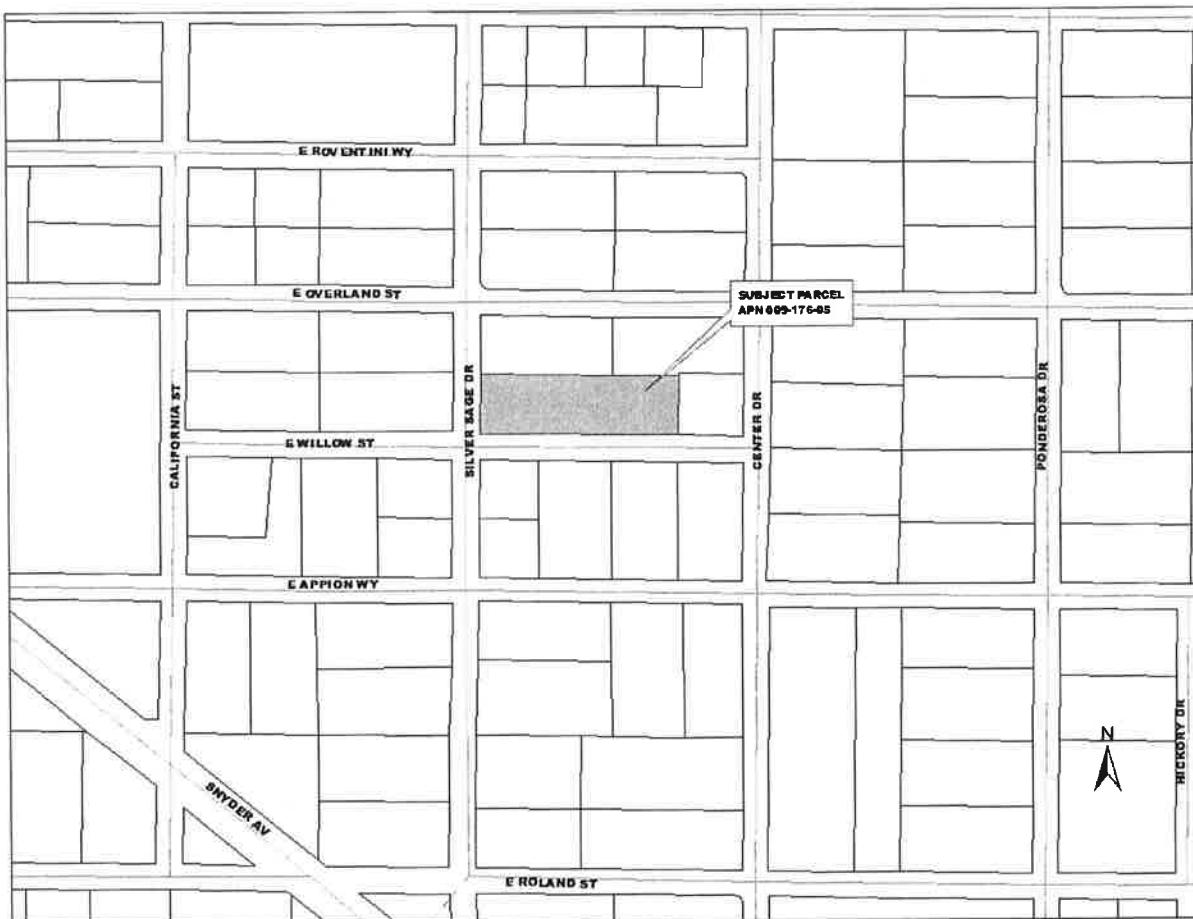
APPLICANT: Pam McIntosh

OWNER: Karen L. Haupt Family Trust 11/10/08

LOCATION: 4589 Silver Sage Drive

APN: 009-176-05

RECOMMENDED MOTION: "I move to approve SUP-15-079, a Special Use Permit request to allow the cumulative square footage of accessory structures on the property to exceed 75% of the size of the main residence on property zoned Single Family 1 Acre, located at 4589 Silver Sage Drive, APN 009-176-05 based on findings and conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further considerations.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a Certificate of Occupancy and final inspection approval for all required improvements prior to commencing the use.
5. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

The following shall be submitted with a building permit application:

6. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the building permit application.
7. The overall size of the building will not exceed 1,500 square feet.
8. The overall height of the building will not exceed 16 feet.
9. Provide manufacturer's specification detail sheets for any proposed exterior lighting. All lighting must be downward and residential in nature. No outward or upward lighting is allowed.
10. Provide proposed colors for the exterior of the new building. Colors must be neutral or earth tones or match the existing primary structure on site.
11. Proposed building is limited to person, non-commercial use and restrictions in compliance with Title 18.05.045 Home Occupation.
12. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.
13. All repairs, replacements and alterations must have proper building permits and comply with International Building and Residential Codes, Adopted International Energy Conservation Code, and Northern Nevada Amendments.
14. All contractors are required to carry State and local licenses.

15. Project must comply with 2012 IFC and Northern Nevada Amendments.

16. Construction drawings must include:

- Finish grade and finish floor elevations
- Slopes required for proper drainage and any swales
- Any easements

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.04.055.2 (Single Family 1 Acre, Accessory Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.03.010 (Accessory Building or Accessory Structure).

MASTER PLAN DESIGNATION: Low Density Residential (LDR)

PRESENT ZONING: Single Family 1 Acre (SF1A)

KEY ISSUES: Would the proposed addition of the accessory structure described as a private garage or shop for storage of vehicles and materials have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Single Family 1 Acre (SF1A)/Residential
SOUTH: Single Family 1 Acre (SF1A)/Residential
EAST: Single Family 1 Acre (SF1A)/Residential
WEST: Single Family 1 Acre (SF1A)/Residential

ENVIRONMENTAL INFORMATION

1. FLOOD ZONE: X (Areas of minimal flooding)
2. EARTHQUAKE FAULT: Moderate, beyond 500 feet
3. SLOPE/DRAINAGE: Site is primarily flat
4. SOILS: 61- Surprise gravelly sandy loam

SITE DEVELOPMENT INFORMATION

1. LOT SIZE: 1.38 acres
2. PROPOSED STRUCTURE SIZE: 1,500 square feet (50 by 30 feet) with a foundation size shown as 50 feet 5 inches by 31 feet .75 inches
3. PROPOSED STRUCTURE HEIGHT: 16 feet overall height
4. PARKING: Interior area of structure
5. SETBACKS: Front 30/221feet, Left Side 15/60 feet, Right Street Side 20/40 feet, Rear 30/179 feet, Height 32/16 feet
6. VARIANCES REQUESTED: None

ADDITIONAL REVIEWS

None

DISCUSSION:

A Special Use Permit is required for the following reason:

- According to CCMC Section 18.04.055, Single Family 1 Acre, an accessory building is an allowed use, but pursuant to CCMC Section 18.05.055.7 accessory structures which exceed 75% of the size of the primary structure require approval of a Special Use Permit.

The Special Use Permit is required due to the size of the proposed accessory structure which would be used as a garage, storage, and carport. At 1,500 square feet, it would be 95% of the size of the primary structure of 1,572 square feet. There are also three small sheds on the site, with dimensions of 8 by 12 or 96 square feet each, a total of 288 square feet, bringing the total detached accessory structure square footage to 1,852, or 118% of the size of the primary structure.

The new accessory building is proposed at a point in the middle of the lot, east of the existing house, south of two of the sheds, at a point forty feet from Willow Street and will be placed east of the existing driveway on the site. The proposed structure will be open-ended, with sloping sides and no doors being proposed on the west and east ends, with the sloping sides of the structure visible from Willow Street.

This lot is 1.38 acres, much larger than the minimum lot size of one acre required in this zoning district. In addition, the size of the primary structure is smaller than usual for homes in the Single Family 1 Acre zoning district, at 1,572 square feet, with no attached or detached garage presently on site. The size of the primary structure is the base calculation used to determine what size accessory structure can be placed on a site without additional review. Accessory structures are common in the Single Family 1 Acre zoning district.

The exterior colors of the building will be reviewed during the building permit process and must be neutral or earth tones or match the primary structure. The building is limited to 16 feet in overall height in a zoning district which allows up to 32 feet in height. Any proposed exterior lighting will be reviewed as part of the building permit process and must be residential in nature.

An additional review for proposed accessory structures is land coverage. If the accessory structure land coverage exceeded 5% with the addition of this building, another review would be required in conjunction with the Special Use Permit. However, the land coverage proposed by the total square footage of accessory structures is only 3%. Therefore, the size of accessory structures compared to the size of the lot does not appear to be out of character.

PUBLIC COMMENTS: Public notices were mailed on September 11, 2015 to 30 adjacent property owners within 385 feet of the subject site. At the writing of this report no comments have been received in favor or opposition to the proposal, which is attached. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on September 30, 2015 depending on the date of submission of the comments to the Planning Division.

AGENCY COMMENTS: All comments from various city departments and agencies which were received as of September 17, 2015 are included in this report. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statue (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All repairs, replacements, and alterations must have proper building permits and comply with International Building and Residential Codes, Adopted International Energy Conservation Code, and Northern Nevada Amendments.
3. All contractors are required to carry State and local licenses.

Engineering: Construction drawings must include:

- Finish grade and finish floor elevations

- Slopes required for proper drainage and any swales
- Any easements

Fire: Project must comply with 2012 IFC and Northern Nevada Amendments.

Health: No concerns.

Environmental Health: No concerns.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.062 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

Chapter 3: A Balanced Land Use Pattern

Goal 1.1-Promote the efficient use of available land and resources

Goal 1.1a- Balanced Land Use Plan

Goal 1.1c- Water Conservation

The proposed garage/storage/carport structure will not be used for living space. It will have no impact on the area's population. The structure will be built of steel and placed outside required setbacks and will comply with allowed height restriction. No additional services such as water, sewer, road, sidewalk, etc. will need to be installed.

The area proposed for the accessory structure has not been landscaped. No new landscaping is proposed around the proposed accessory structure.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

There will be moderate noise during construction of the accessory structure, a garage/storage/carport for storage of vehicles and other personal items. Once the construction on the site is complete, the resultant structure is proposed to be used for storage of vehicles and equipment, and will continue to be residential in nature. The addition of this building is not expected to cause objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

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

Traffic would only be minimally increased at this location, as this building is intended for covered storage of vehicles and storage of shop materials and equipment of a personal nature.

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 project is not expected to have a negative effect on existing public services and facilities. No expansion of existing water or sewer lines are proposed to this location and electricity will be the only utility installed. This site is larger than usual at 1.38 acres in the Single Family 1 Acre zoning district, where larger homes, accessory structures and farm structures and outside storage of vehicles and

equipment are common rather than the exception.

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

The project is located in the Single Family 1 Acre zoning district which has the following purpose: provide for the development of low-density, large lot, single family detached dwellings for residential units.

It is noted an accessory structure does not require approval of a Special Use Permit in this zoning district. A Special Use Permit is required due to the size of the proposed building in relation to the size of the primary structure. The project as proposed will meet the required setbacks for an accessory structure.

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

The modification of the site to add an accessory structure should not be detrimental to the public health, safety, convenience and welfare. Accessory structures are common in this area and in this zoning district, including structures used for storage of recreational vehicles, passenger vehicles, boats and motor homes, as well as carports, sheds, shops, barns, corrals, coops and other associated uses and buildings.

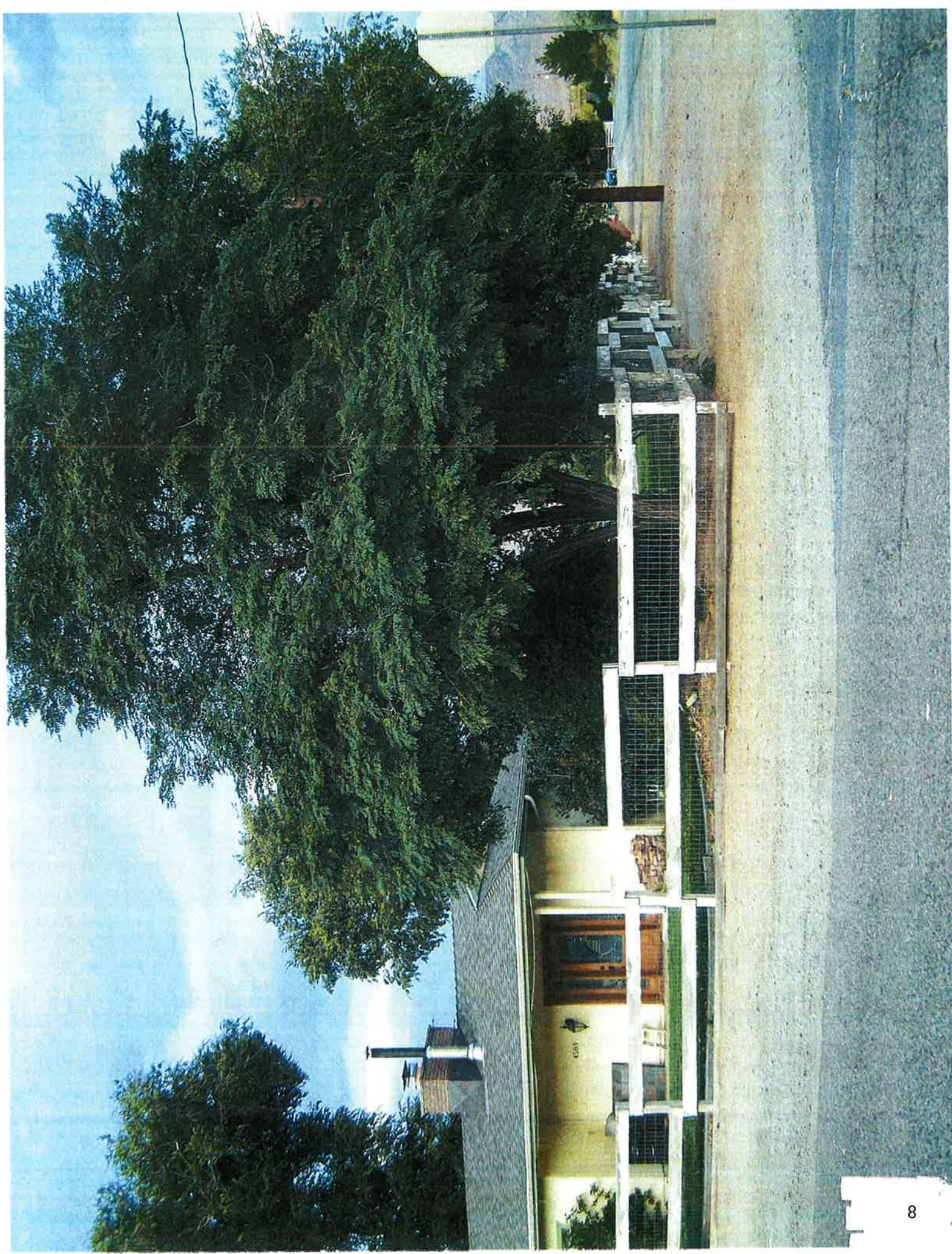
7. Will not result in material damage or prejudice to other property in the vicinity.

Property owners within the vicinity have been notified of the public hearing for the consideration of this project. Many of the surrounding properties also have accessory structures, such as garages, recreational vehicle storage, storage units, carports, guest buildings, etc., and could also apply for a Special Use Permit, if desired, to allow for the construction of a larger accessory structure on their properties.

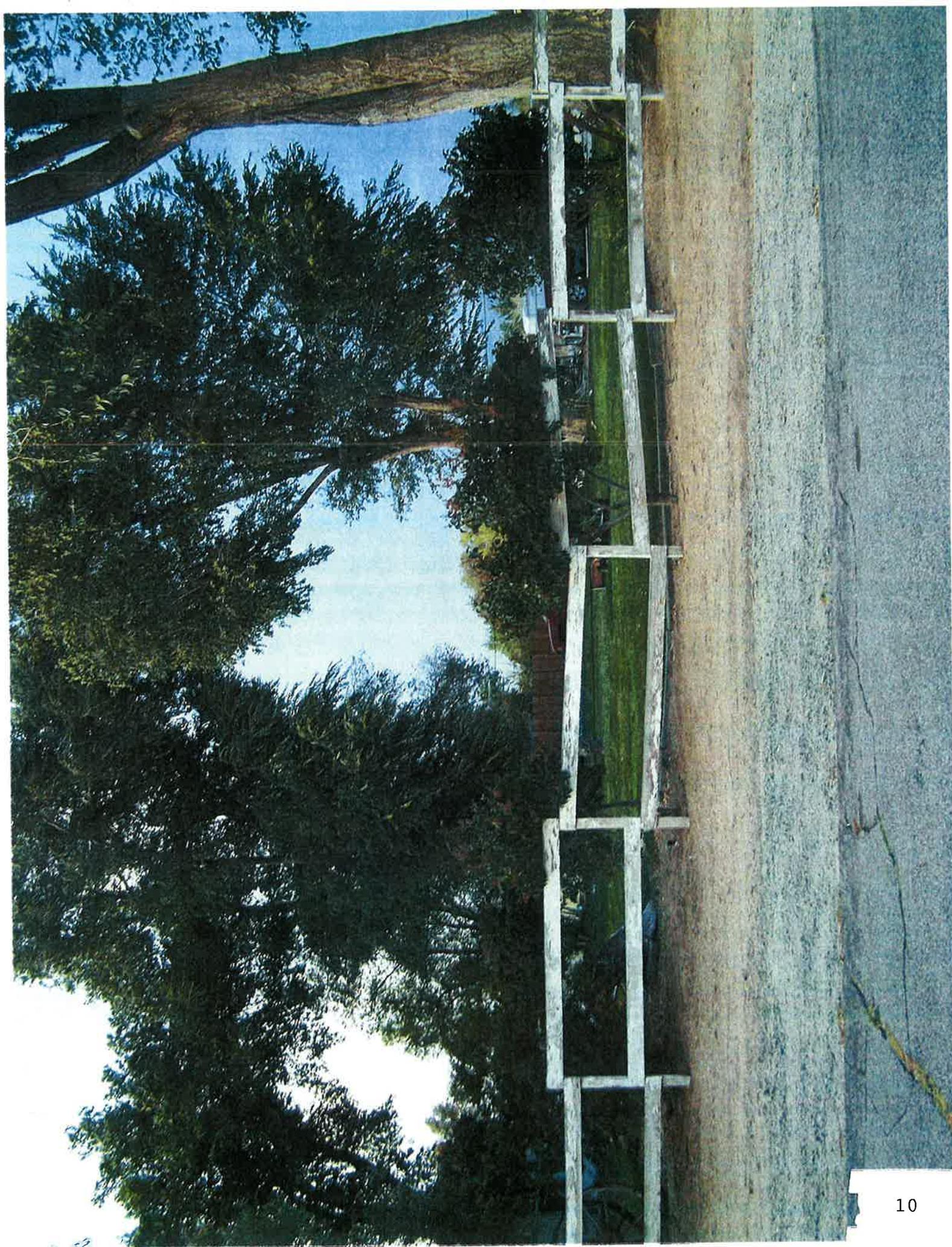
Attachments:

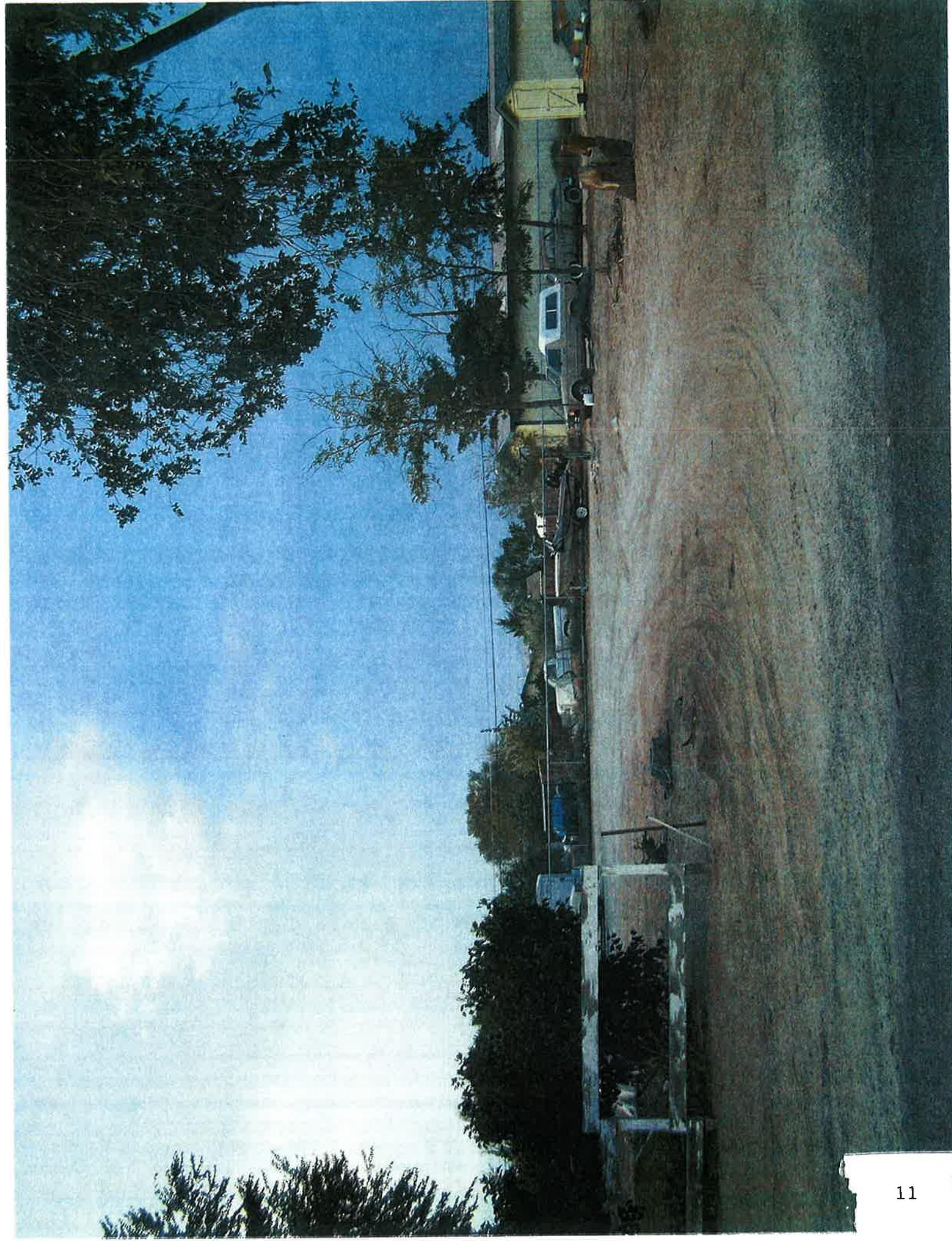
Site Photos
Building Division comments
Engineering Division comments
Fire Department comments
Health Department comments
Gerald Aguilera comment
Application SUP-15-079

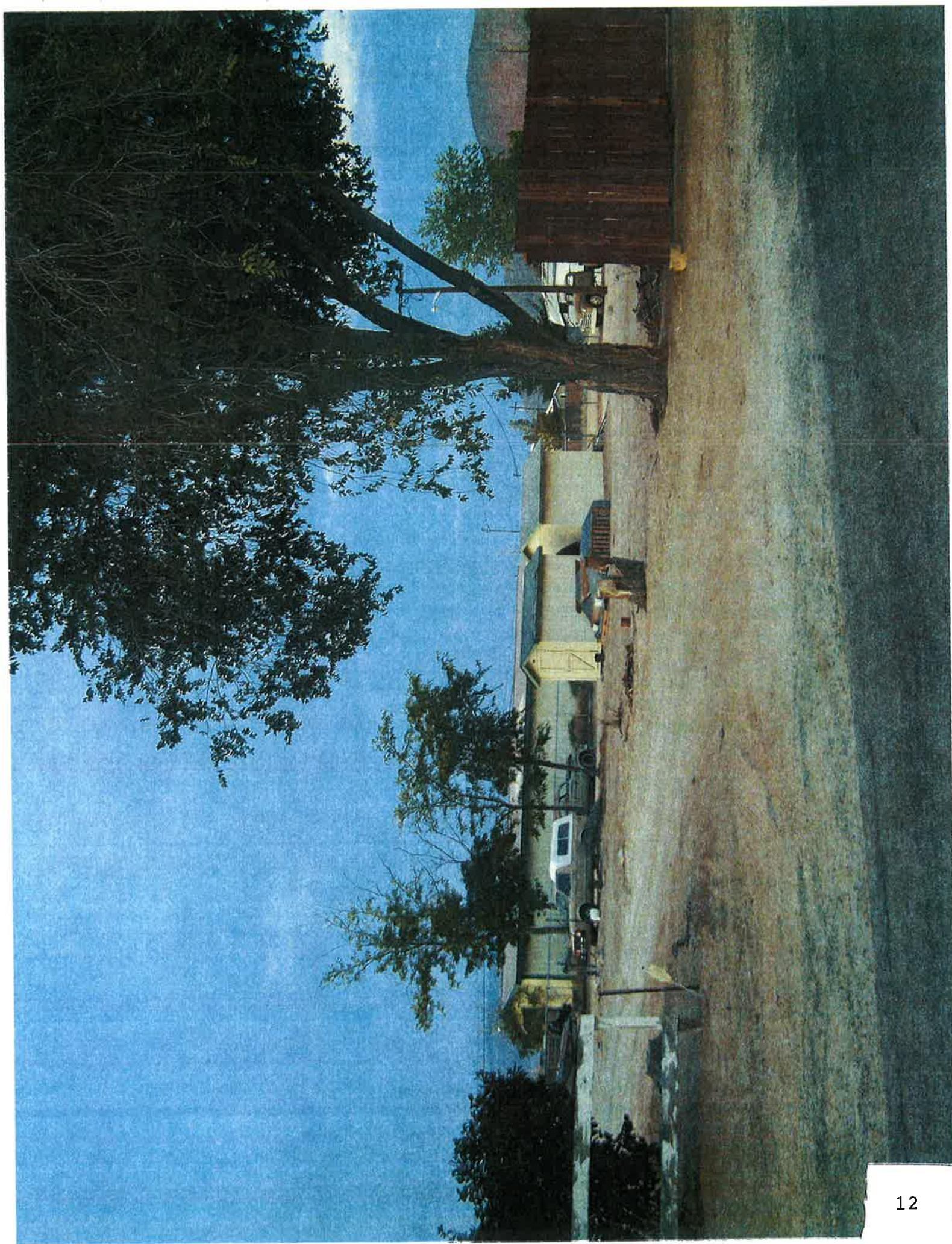


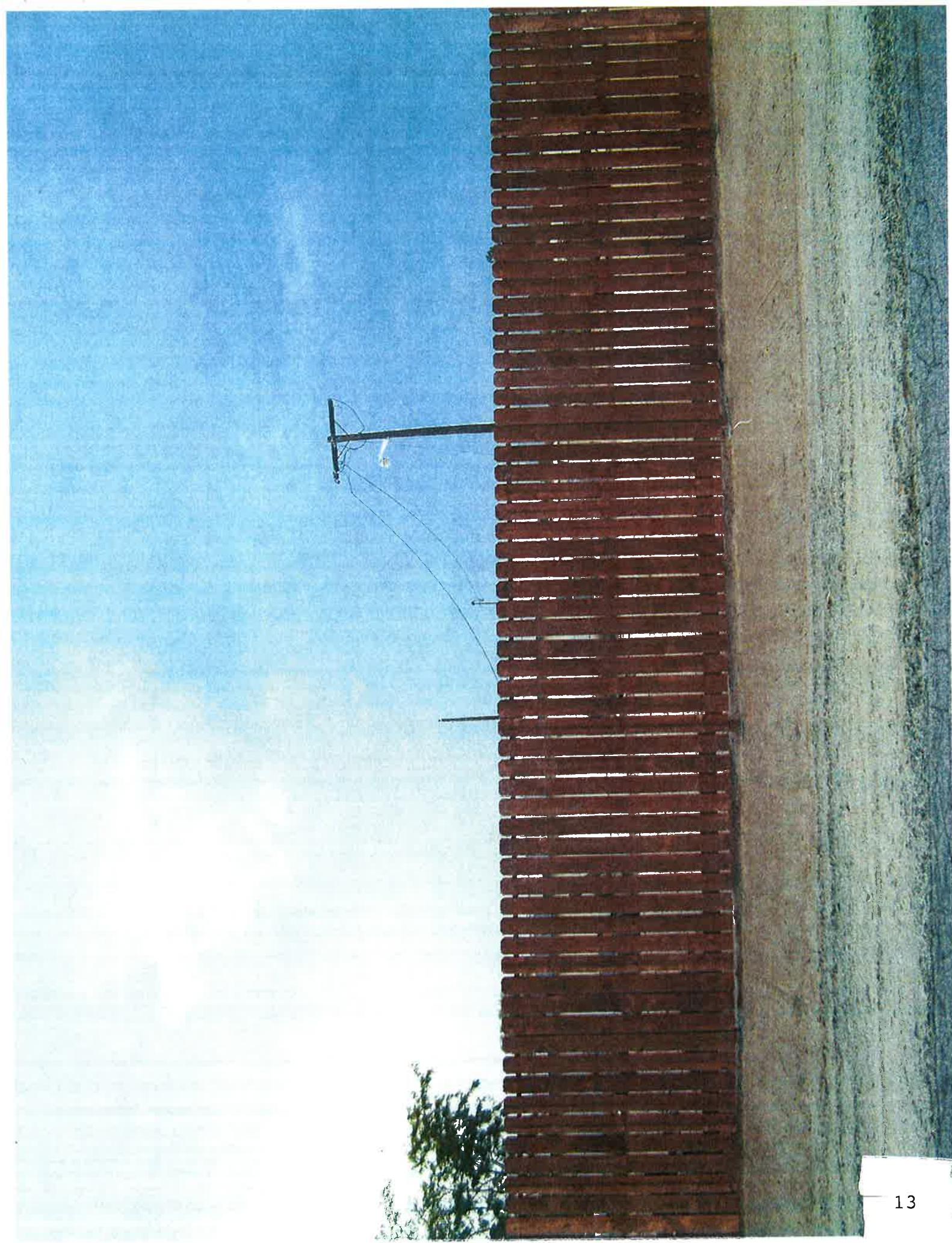


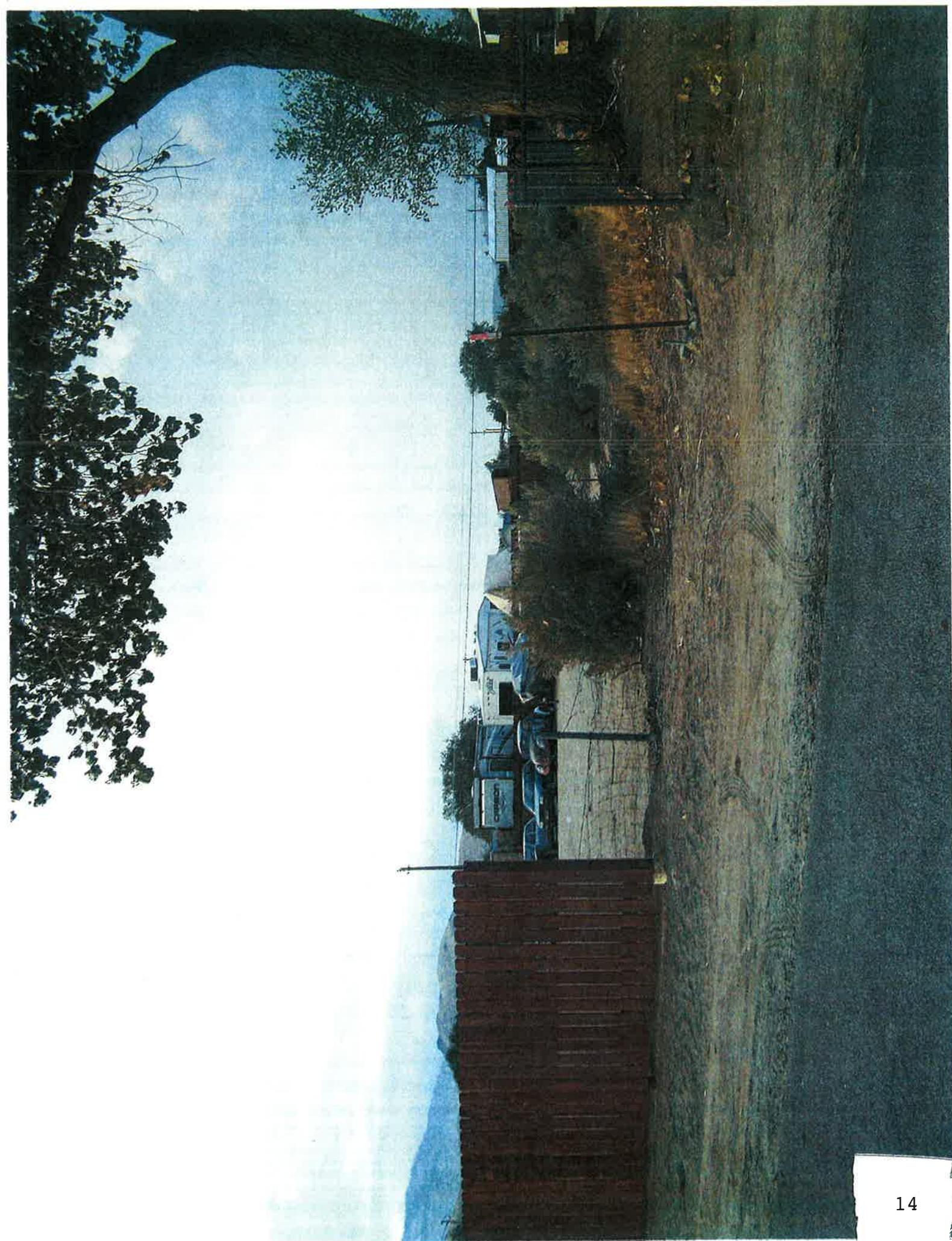












RECEIVED

AUG 26 2015

CARSON CITY
PLANNING DIVISION

August 26, 2015

SUP-15-079:

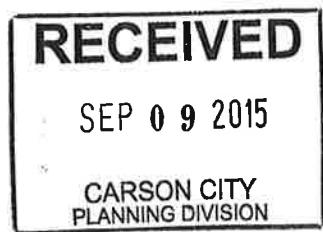
1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All Repairs, Replacement, and Alterations must have proper building permits and comply with International Building and Residential Codes, Adopted International Energy Conservation Code, and Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

Thanks.

Shawn Keating
Chief Building Official
Carson City Community Development
108 E. Proctor Street
Carson City, NV 89701

Main 775-887-2310
FAX 775-887-2202

Shawn Keating CBO
Building Official
Carson City Community Development Department
Web page <http://www.carson.org/index.aspx?page=172>
skeating@carson.org
Office 775-887-2310
Fax 775-887-2202
Cell 775-230-6623



**Engineering Division Planning
Commission Report File
Number SUP 15-079**

TO: Planning Commission
FROM: Rory Hogen, E.I.
DATE: August 28, 2015 **MEETING DATE:** September 30, 2015

SUBJECT TITLE:

Action to consider a special use permit for a shop/storage structure at 4589 Silver Sage Dr, apn 009-17-605.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses.

CCMC 18.02.080 (2a) - Adequate Plans

Drawings are adequate for this SUP. Construction drawings must include:

- Finish grade and finish floor elevations
- Slopes required for proper drainage and any swales
- Any easements

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans for streets.

CCMC 18.02.080 (5c)- Traffic/Pedestrians

The request is not in conflict with pedestrian or traffic movements.

CCMC 18.02.080 (5d) - Public Services

No new City water, sewer or access services will be needed for this project.

RECEIVED

SEP 01 2015

CARSON CITY
PLANNING DIVISION

August 31, 2015

SUP 15-079:

1. Project must comply with the 2012 IFC and northern Nevada fire code amendments.

Dave Ruben

Fire Marshal

Carson City Fire Department

777 S. Stewart Street

Carson City, NV 89701

Direct 775-283-7153

Main 775-887-2210

FAX 775-887-2209



September 21, 2015

Re: # SUP – 15-079

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the NV Energy SUP 15-079 @ 4589 Silver Sage request:

1. ECA has no comments for this project.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor

September 18, 2015



SUP-15-079
Carson City Health and Human Services

No concerns

Dustin Boothe, MPH, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 7220

dboothe@carson.org

SUP-15-079

SEPT 18-2015

TO WHOM IT MAY CONCERN:

I HAVE NO PROBLEM WITH
NEW BUILDING AT 4589 SILVER SAGE DR
AS LONG AS IT DOESN'T TURN INTO
A BUSINESS. I TALKED TO JASON
(SOO) AND WAS TOLD BUILDING AND
AUTOS ARE TO BE HOBBY

THANK YOU,
GERALD AGUILERA
4639 Silver Sage Dr.




Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # SUP - 15 ± SUP - 15 - 079

APPLICANT

Pam McIntosh 775-690-5838

MAILING ADDRESS, CITY, STATE, ZIP

939 Powers Ave, MINDEN, NV 89423

EMAIL ADDRESS

SEWMAC1@GMAIL.COM

PHONE #

PROPERTY OWNER

Karen L. Haupt

MAILING ADDRESS, CITY, STATE, ZIP

939 Powers Ave, MINDEN, NV 89423

EMAIL ADDRESS

SEWMAC1@GMAIL.COM

PHONE #

APPLICANT AGENT/REPRESENTATIVE

PAM McIntosh

PHONE #

MAILING ADDRESS, CITY STATE, ZIP

939 Powers Ave, MINDEN, NV 89423

EMAIL ADDRESS

SEWMAC1@GMAIL.COM

Project's Assessor Parcel Number(s):

917605

Street Address

ZIP Code

4589 SILVER SAGE

89701

Project's Master Plan Designation

LDR

Project's Current Zoning

SF1A

Nearest Major Cross Street(s)

Willow

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: _____, or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows:

PROPERTY OWNER'S AFFIDAVIT

I, Karen L. Haupt, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and Legally, the filing of this application.

Signature

Address 939 Powers Ave, MINDEN, NV 89423 Date 8-19-2015

Use additional page(s) if necessary for other names.

STATE OF NEVADA)
COUNTY)

On 2, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

RECEIVED
FOR OFFICE USE ONLY:

CCMC 18.02

AUG 20 2015

SPECIAL USE PERMIT

CARSON CITY
PLANNING DIVISION

**FEE: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential
zoning districts)
+ noticing fee**

SUBMITTAL PACKET

- 8 Completed Application Packets (1 Original + 7 Copies) including:
- Application Form
- Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Proposal Questionnaire With Both Questions and Answers Given
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date (1 copy)
- Project Impact Reports (Engineering) (4 copies)
- CD containing application digital data (to be submitted once the application is deemed complete by staff)

Application Received and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

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.

Pam McIntosh

Applicant

8-19-15

Date

Question 1 - How will the Proposed development further and be in keeping with, and not contrary to the goals of the master plan elements?

Chapter 3: A balanced land use pattern

The proposed structure will not provide living space, therefore, there will be no impact on the area's population.

The proposed work shop will be constructed to code with steel. It will not exceed height or infringe on setback requirements.

The area where the building will be located has not been landscaped & it will not be.

This property is not within the floodplain. There will be no change to existing drainage.

There will be no need for additional services(water, sewer, road sidewalk, etc) to serve this project.

Chapter 5: Economic Vitality

This project does not have a general impact on the local economy, with the exception of the impact from building the structure.

Chapter 6: Livable Neighborhoods and Activity Centers

The proposed workshop will be constructed to code with steel. The structure has a lifetime film integrity warranty.

The building construction style is planned to blend into the residential setting. The building colors will blend into the setting. The peak roof height will be very similar to the closest residences to the east & south - two story barn & house.

Chapter 7: A connected City

The proposed project will not impact roadways, pathways, bicycle facilities or sidewalks.

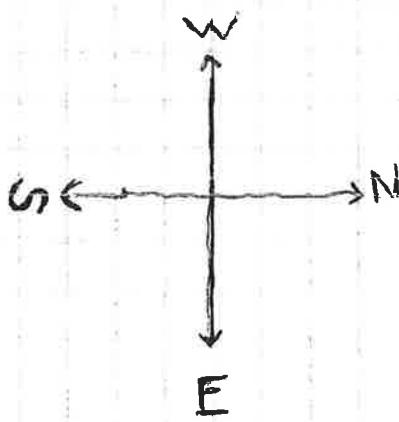
G. No outside lighting will be needed as there is already a city light on the power pole adjacent to the proposed structure.

H. There will be no additional landscaping done around the proposed structure.

I. There will be no need for additional parking, since this is on private property.

SILVER SAGE DR.

134



Willow St.

POWER LINE
OVER
HEAD

OWNER: KAREN HAUPT
939 Power's Ave
MINDEN, NV 89423

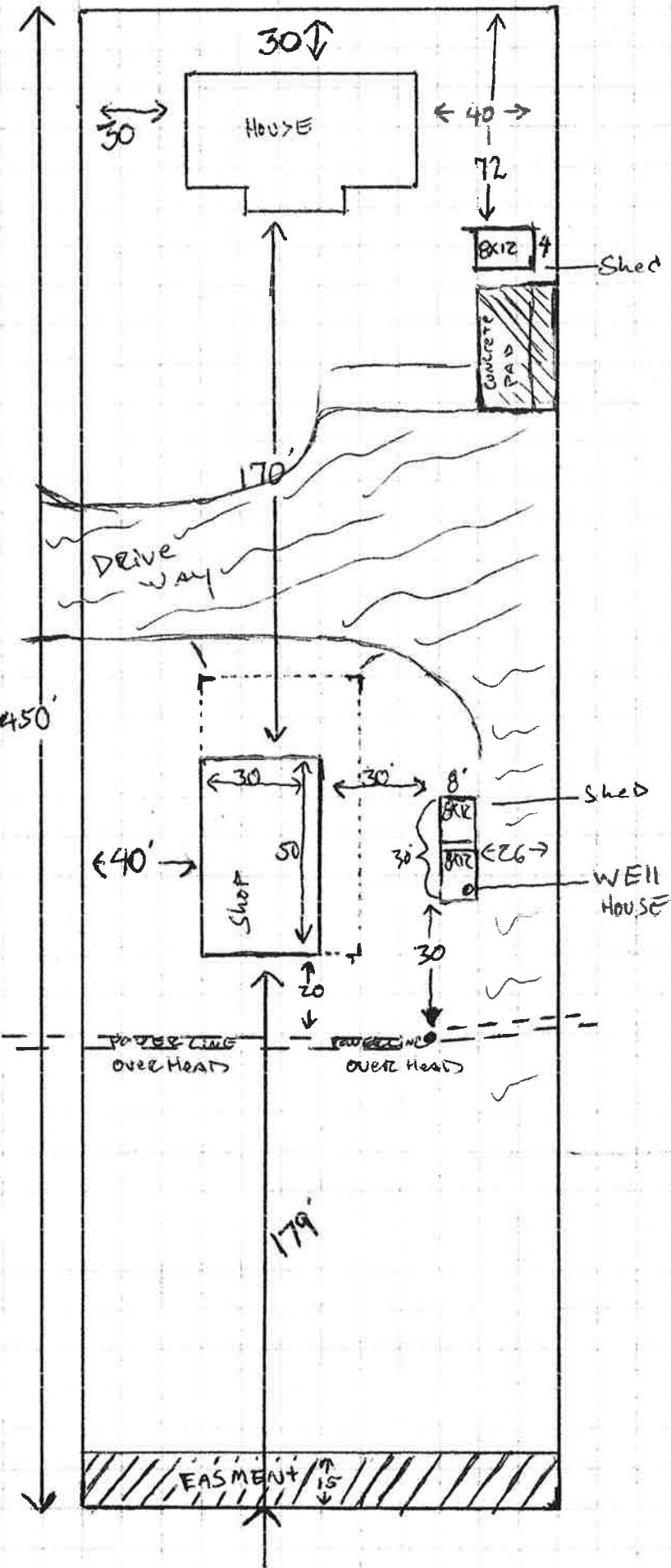
APP: SAME

REQUEST: SHOP + CAR STORAGE
LOCATION: 4589 Silver Sage Dr.
C.C., NV 89701

ZONING: SFIA

MASTER: LDR

APN: 917605



SUP - 15 - 079

Master Plan Policy Checklist

Special Use Permit, Major Project Review & 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: Tom McIntosh

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 (5.1i)?
- 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 to 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)?

