



Carson City Planning Division

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LATE INFORMATION #4

ITEM F-6

MEMORANDUM

Planning Commission Meeting of September 30, 2015

TO: Planning Commission **Item F-6**

FROM: Susan Dorr Pansky, AICP
Planning Manager

DATE: September 30, 2015

SUBJECT: SUP-15-077 – Multi-Family Apartment Special Use Permit
LATE INFORMATION – RECOMMENDED CONDITIONS MODIFICATION AND
ADDITIONAL RECOMMENDED CONDITION

Staff would like to propose the modification of two conditions of approval in the staff report as well as the addition of a condition based on information received from the applicant.

First, staff proposes to modify Condition No. 7 to clarify this condition's intent. Staff notes in the report that the applicant is proposing a site obscuring fence around the clubhouse, pool and playground. This is the only fencing that is currently shown on the site plan. Staff's condition was intended to address the distance of only the site obscuring fence at the locations proposed adjacent to Ivy Baldwin Circle and Country Club Drive. The site plan shows the site obscuring fence approximately 28 feet away from the back of curb of Ivy Baldwin Circle and 10 feet away from Country Club Drive. Staff recommends a condition that would require the applicant to maintain a minimum of 30 feet between the back-of-curb of these streets and the site obscuring fence only, as staff believes that a site obscuring fence so close to the street is not appropriate. The current condition states the following:

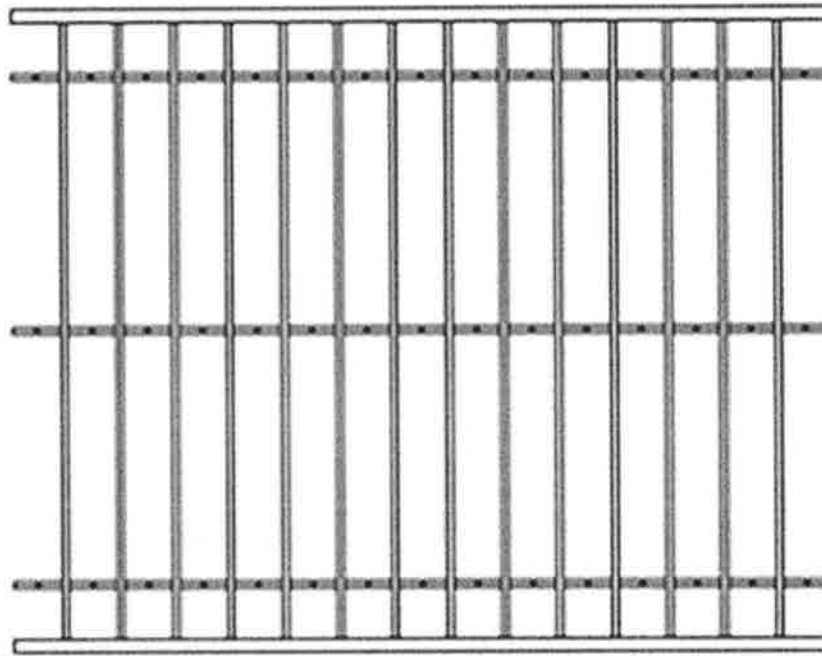
Existing Condition 7: The applicant shall place the proposed site obscuring fence a minimum of 30 feet away from the back of curb along the adjacent streets and shall provide landscape screening including trees adjacent to the fence to the satisfaction of the Planning Division.

Staff proposes the following modified condition:

New Condition 7: The applicant shall place only the proposed site obscuring fence as shown on the site plan a minimum of 30 feet away from the back of curb along Country Club Drive and Ivy Baldwin Circle. This fence is required to be site obscuring and shall not be open fencing at any time. The applicant shall provide landscape screening including trees adjacent to the fence to the satisfaction of the Planning Division.

Additionally, staff would like to modify Condition 8 to include the words "**in perpetuity**" at the end of the condition to ensure that it is clear that staff expects the agreement regarding snow removal between the subject property and the Silver Oak Golf Course to be permanent.

Finally, the applicant has indicated that they intend to fence the remainder of the property with a six-foot open iron fence similar to what is shown on the following page.



This fence is not currently shown on the site plan but the applicant has stated that the fence is proposed to surround the property on all sides with the exception of the area where the site obscuring fence is located. Staff has no objection to the proposed fencing and offers an additional condition of approval to address it as follows:

New Condition 28: The six-foot open iron fence shall be reviewed and approved by the Planning Division prior to installation, and shall be located behind the landscaping buffer and sidewalk on the sides adjacent to public right-of-way.

Thank you for your consideration. If you have any questions, please contact Susan Dorr Pansky at (775) 283-7076 or spansky@carson.org.