

STAFF REPORT FOR PLANNING COMMISSION MEETING OF OCTOBER 28, 2015

FILE NO: SUP-15-078

AGENDA ITEM: F-3

STAFF AUTHOR: Kathe Green, Assistant Planner

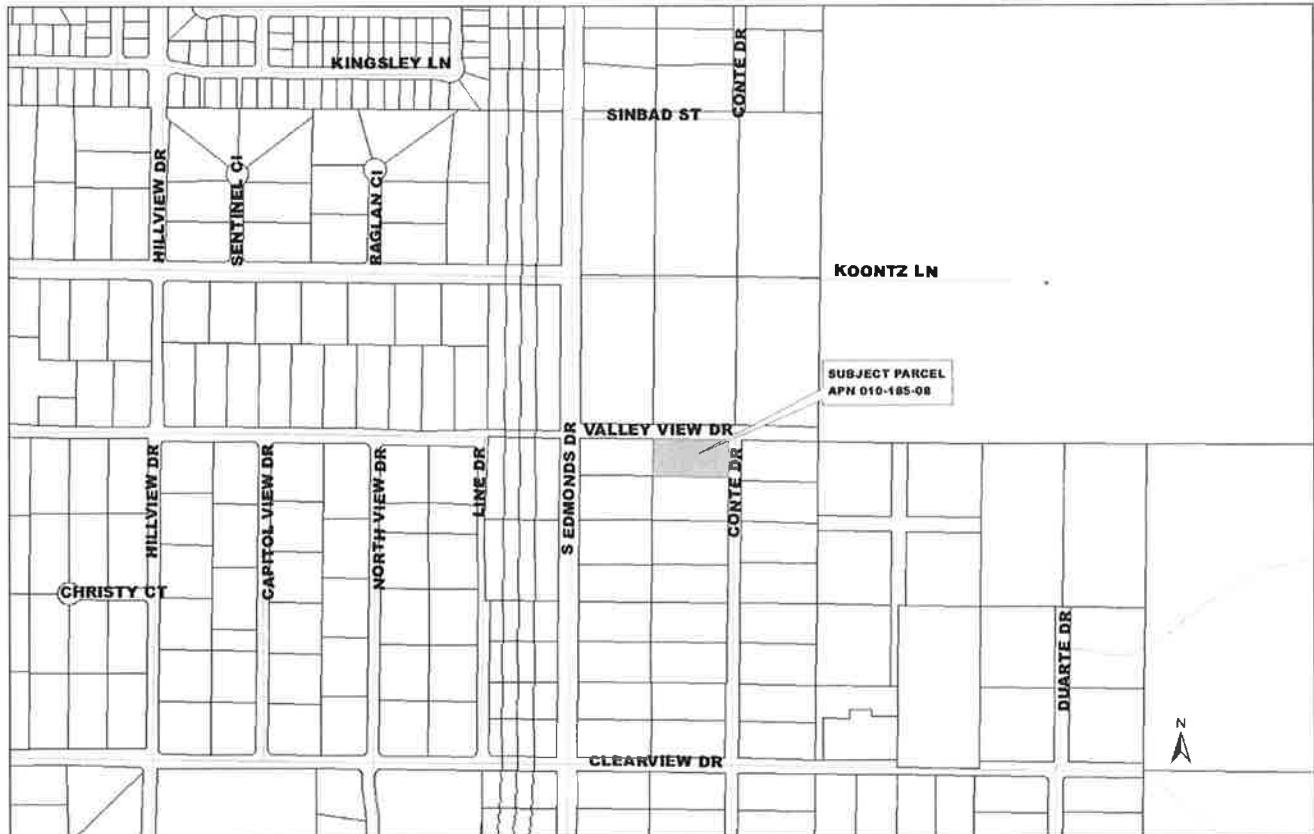
REQUEST: Special Use Permit to allow a guest building exceeding 1,000 square feet, detached accessory structures of more than 75% of the size of the main structure and more than 5% of the parcel size on property zoned Single Family 1 Acre (SF1A) zoning district.

APPLICANT: Sandra Chamberlin

OWNER: Norman Chamberlin

LOCATION/APN: 3930 Conte Drive/010-185-08

RECOMMENDED MOTION: "I move to approve SUP-15-078, a Special Use Permit request to allow a guest building exceeding 1,000 square feet, detached accessory structures of more than 75% of the size of the main structure and more than 5% of the parcel size on property zoned Single Family 1 Acre, located at 3930 Conte Drive, APN 010-185-08, 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 2009 IECC will change by state statute during the upcoming year. There will be an overlap time of accepting both codes. All applications received after June 2016 must be designed to the 2012 International Energy Efficient Code.
8. Permit fees: square feet value will be based upon the ICC current data table from the Building Journal as of February 2015. The data table will change again in February 2016.
9. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.
10. Improvements, repairs, replacements, and alterations must comply with 2012 International Residential and Building Codes, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
11. All contractors are required to carry State and local licenses.
12. Construction drawings must include:
 - Finish grade and finish floor elevations
 - Slopes required for proper drainage and any swales
 - Proper driveway approach per Carson City standard details
 - Any easements
 - Utility connections

13. The project must comply with 2012 IFC and northern Nevada fire code amendments.
14. The project is in the identified Wildland Urban Interface area and must comply with the 2012 International Wildland Urban Interface Code.
15. A deed restriction form provided by the Planning Division, shall be signed by the owner and applicant to limit the use of the guest building to family members and non-paying guests only. The applicant must provide the appropriate recording fee. This document will be recorded with the City Recorder's Office in compliance with Development Standards Division 1.4.
16. The overall size of the guest building portion of structure shall not exceed 1,373 square feet with an attached garage area that shall not exceed 906 square feet, for a total 2,279 square feet accessory structure.
17. The overall height of the building shall not exceed 16 feet.
18. 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.
19. 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.

The following are general requirements applicable through the life of the project:

20. The guest building will be used by the family and their non-paying guests. At no time will the guest building be used for commercial purposes or as a residential rental unit.
21. The proposed building is limited to personal, non-commercial use in compliance with Title 18.05.045 Home Occupation.
22. Two parking spaces for the use of the guest building are required and provided within the proposed garage attached to the accessory structure.

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), 18.05.055 (Accessory Structures), 18.03.010 (Definitions Accessory Building or Accessory Structure and Guest Dwelling), and Development Standards Division 1.4 Guest Building Development.

MASTER PLAN DESIGNATION: Low Density Residential (LDR)

PRESENT ZONING: Single Family 1 Acre (SF1A)

KEY ISSUES: Would the proposed construction of a guest building and garage have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Single Family 1 Acre (SF1A)/Vacant

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
3. SLOPE/DRAINAGE: The property slopes downward to the rear (west)
4. SOILS: 25-Haybourne sandy loam 0 to 2% slopes, and 35- Indiana Variant gravelly fine sandy loam 4- to 15% slopes

SITE DEVELOPMENT INFORMATION

1. LOT SIZE: 1.07 acres
2. PROPOSED STRUCTURE SIZE: 2,279 square feet (1,373 guest building, 906 garage)
3. PROPOSED STRUCTURE HEIGHT: 16 feet overall height
4. PARKING: Two parking spaces within the new garage, plus two in existing garage
5. SETBACKS: Front 30 (east)/no change, Street Side 20 (north)/40, Interior Side 15 (south)/30, Rear 30 (west)/45, Height 32/16 overall
6. VARIANCES REQUESTED: None

ADDITIONAL REVIEWS

None

DISCUSSION:

A Special Use Permit is required for the following reason:

According to CCMC Title 18.04.055, Single Family 1 Acre, Guest Buildings are an allowed use, but a guest building which exceeds the maximum size of 1,000 square feet requires approval by Special Use Permit. In addition, under CCMC Title 18.05.055.7 an accessory structure which exceeds 75% of the size of the primary structure also requires additional review and approval of a Special Use Permit. Finally, under CCMC Title 18.05.0557.8, detached accessory structures which exceed 5% of the parcel size require additional review. The cumulative square footage of detached accessory structures will be 5.3% of the size of the parcel.

This Special Use Permit for the guest building is required due to the fact that the guest building is proposed as 1,373 square feet and would exceed the maximum allowed size of 1,000 square feet per Development Standards Division 1.4 Guest Building Development. This review is also required as this accessory structure exceeds 75% of the size of the primary structure living space (the calculation involving guest buildings excludes the square footage of the primary structure's garage). The primary structure for this calculation is 1,719 square feet. The ratio of primary structure living space to guest building living space is 80%.

In addition to the proposed guest building, a garage attached to the guest building is proposed at 906 square feet. There are two existing sheds on the site which are 96 square feet each, for a total of 192 square feet. The addition of the new accessory structure would bring the total square footage of accessory structures on the site to 2,471 or 114% of the size of the primary structure, which is 2,159 square feet (in this calculation the primary structure's attached garage is included).

An additional area of review related to the garage is the fact that both the primary and guest building residences would have driveways entering from the north. In Development Standards Division 1.4 Guest Buildings, it is preferred that the primary and guest building do not face the same direction. While the primary residence faces Conte Drive (east), and the guest building is proposed to face toward the interior of the site (south), the proposed driveway entrances for both the primary structure

and proposed guest building will be on Valley View Drive. The driveways will be across from a series of three vacant lots presently owned by Bureau of Land Management.

It is noted an additional review required under CCMC Title 18.05.055.8 is the size of the detached accessory structures when compared to the size of the parcel. If detached structures exceed 5% of the parcel size, additional review is required. This parcel is 1.07 acres, or approximately 46,609 square feet. The total square footage of detached accessory structures of 2,471 square feet would be 5.3%, or 141 square feet over the allowed 5% in detached accessory structures.

The applicant has submitted a discussion related to the large size of the proposed accessory structure, describing the guest building as the proposed primary residence of a parent who will downsize to a two bedroom residence, and states this size is anticipated to also accommodate future needs, including visiting company or assisted living needs. The proposal includes wider hall and doorways in anticipation of handicapped accessible needs, modified bathroom size and fixtures and adequate space for a wheelchair if that becomes necessary in the future. In the garage area, a section is proposed for the guest building resident to pursue a hobby, as well as a storage area that must be at ground level to be accessible. In addition, the garage doors are proposed to be slightly wider to accommodate an elderly person's driving needs.

PUBLIC COMMENTS: Public notices were mailed on October 9, 2015 to 30 adjacent property owners within 895 feet of the subject site. As of the writing of this report no comments have been received in favor or opposition to the proposal. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on October 28, 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 October 14, 2015 are included in this report. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division:

1. The 2009 IECC will change by state statute during the upcoming year. There will be an overlap time of accepting both codes. All applications received after June 2016 must be designed to the 2012 International Energy Efficient Code.
2. Permit fees: square feet value will be based upon the ICC current data table from the Building Journal as of February 2015. The data table will change again in February 2016.
3. 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.
4. Improvements, repairs, replacements, and alterations must comply with 2012 International Residential and Building Codes, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.

Engineering: Construction drawings must include:

- Finish grade and finish floor elevations
- Slopes required for proper drainage and any swales
- Proper driveway approach per Carson City standard details
- Any easements
- Utility connections

Fire:

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

2. Project is in the identified Wildland Urban Interface area and must comply with the 2012 International Wildland Urban Interface Code.

3.

Health Department: No concerns

Environmental Control Department: 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.

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

Policy 1.1a Balanced Land Use Plan.

The applicant states the building will be consistent in design and construction with the existing main home on the site. It will utilize sustainable materials that will conserve water and energy resources in both the building and landscaping, including but not limited to such new technologies as solar, insulation, windows and appliances. The applicant states the guest building has a relatively small footprint leaving considerable open space in this low density residential area.

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 guest building and garage. However, the construction will be completed in a reasonable amount of time. Once the construction on the site is complete, the resultant guest building and garage will be residential in nature and the guest building expansion is not expected to cause objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. Only one additional person is proposed to reside permanently at this location. The guest building will be limited by deed restriction to a guest building for family members and non-paying guests. No secondary rental unit use is allowed.

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

Traffic would only be moderately increased as there would be an increase of one person on the site who would permanently utilize this expansion. A total of four parking spaces are required on site and have been provided by the applicant, in four garage parking spaces.

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. The expansion to add a guest building on the site for the use of one additional permanent resident is not expected to create an overburden to public facilities. There are public water and sewer connections to this location. This is a one acre site, where larger homes and accessory structures are common, and where more people can be accommodated easily without negative impact to public services.

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 dwelling residential units.

It is noted a guest building does not require approval of a Special Use Permit in this zoning district. A Special Use Permit is required in this case due to the size of the guest building, and the size of the detached accessory structures compared to the size of the primary structure. The project meets the required setbacks for an accessory structure as proposed.

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

The construction of a guest building and garage with storage on the site should not be detrimental to the public health, safety, convenience and welfare. The number of residents on the site would increase by one. No unacceptable additional use of public facilities is proposed. The site would be deed restricted to limit the use to the family or non-paying guests, with no rental as a secondary living unit allowed.

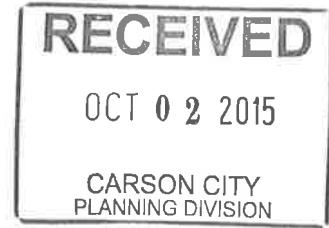
7. Will not result in material damage or prejudice to other property in the vicinity.

A guest building which exceeds the maximum size of 1,000 square feet and accessory structures exceeding 75% of the size of the primary structure requires approval by the Special Use Permit process under Development Standards Division 1.4, Guest Building Development and CCMC Title 18.05.055.7. In addition, a proposal which increases the detached accessory structures to more than 5% of the parcel requires additional review per CCMC Title 18.05.055.8. This project would increase land coverage to 5.3% in detached accessory structures, approximately 141 square feet. 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 large homes with 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 guest building, garage or accessory structure on their properties.

Attachments:

- Site Photos
- Building Division comment
- Engineering Division comment
- Fire Department comment
- Health Department comment
- Environmental Control comment
- Application SUP-15-078

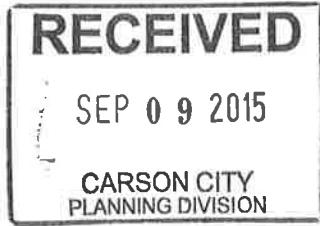
October 2, 2015



SUP-15-078;

1. The 2009 IECC will change by state statute during the upcoming year. There will be an overlap time of accepting both codes. All applications received after June 2016 have to be design to the 2012 International Energy Efficient Code.
2. Permit fees square feet value will be based upon the ICC current data table from the Building Journal as of February 2015. The data table will change again in February 2016.
3. 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.
4. Improvements, Repairs, Replacement, and Alterations must comply with 2012 International Residential and Building Codes, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.

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 X 7052
Fax 775-887-2202



**Engineering Division Planning
Commission Report File
Number SUP 15-078**

TO: Planning Commission
FROM: Rory Hogen, E.I.
DATE: August 24, 2015 **MEETING DATE:** September 30, 2015

SUBJECT TITLE:

Action to consider a special use permit for a guest house at 3930 Conte Dr, apn 010-185-08Dr, apn 09-176-05.

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
- Proper driveway approach per Carson City standard details
- Any easements
- Utility connections

CCMC 18.02.080 (5a) - Master Plan

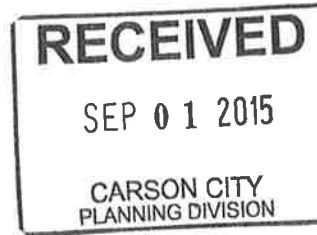
The request is not in conflict with any Engineering Master Plans for streets.

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.



August 31, 2015

SUP 15-078:

1. Project must comply with 2012 IFC and northern Nevada fire code amendments.
2. Project is in the identified Wildland Urban Interface area and must comply with the 2012 International Wildland Urban Interface Code.

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

RECEIVED

SEP 18 2015

CARSON CITY
PLANNING DIVISION

September 18, 2015

SUP-15-078

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

October 12, 2015

Major Project Review Committee

Re: # SUP – 15 - 078

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 approval of SUP-15-078 – Guest House review:

1. ECA has no comments concerning this request.

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













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

FILE # SUP – 15 - 078

APPLICANT **Sandra Chamberlin** PHONE # **650-248-6194**

MAILING ADDRESS, CITY, STATE, ZIP
3930 Conte Drive

EMAIL ADDRESS
sdchamberlin¹³@gmail.com

PROPERTY OWNER **Norman Chamberlin** PHONE # **775-745-5521**

MAILING ADDRESS, CITY, STATE, ZIP
3930 Conte Drive

EMAIL ADDRESS
valleytow@sbcglobal.net

APPLICANT AGENT/REPRESENTATIVE PHONE #
n/a

MAILING ADDRESS, CITY STATE, ZIP
n/a

EMAIL ADDRESS
n/a

Project's Assessor Parcel Number(s): 010-185-08	Street Address 3930 Conte Dr, Carson City NV 89701	ZIP Code
Project's Master Plan Designation Low Density Residential	Project's Current Zoning SF (1A)	Nearest Major Cross Street(s) Valley View @ Edmonds

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:

see next page, building a guest home

PROPERTY OWNER'S AFFIDAVIT

Norman Chamberlin, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature

3930 Conte Dr
Address **Carson City NV**
89701

Date

8/17/15

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

STATE OF NEVADA
COUNTY **Carson City**

On **8/17/15**, 2015, 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

FOR OFFICE USE ONLY:

CCMC 18.02

SPECIAL USE PERMIT

**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 *- with original*
- 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 Reviewed and Received By: *Norman Chamberlin*

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.

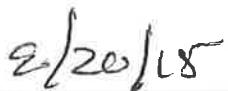
Original is notarized. 8/17/15

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.



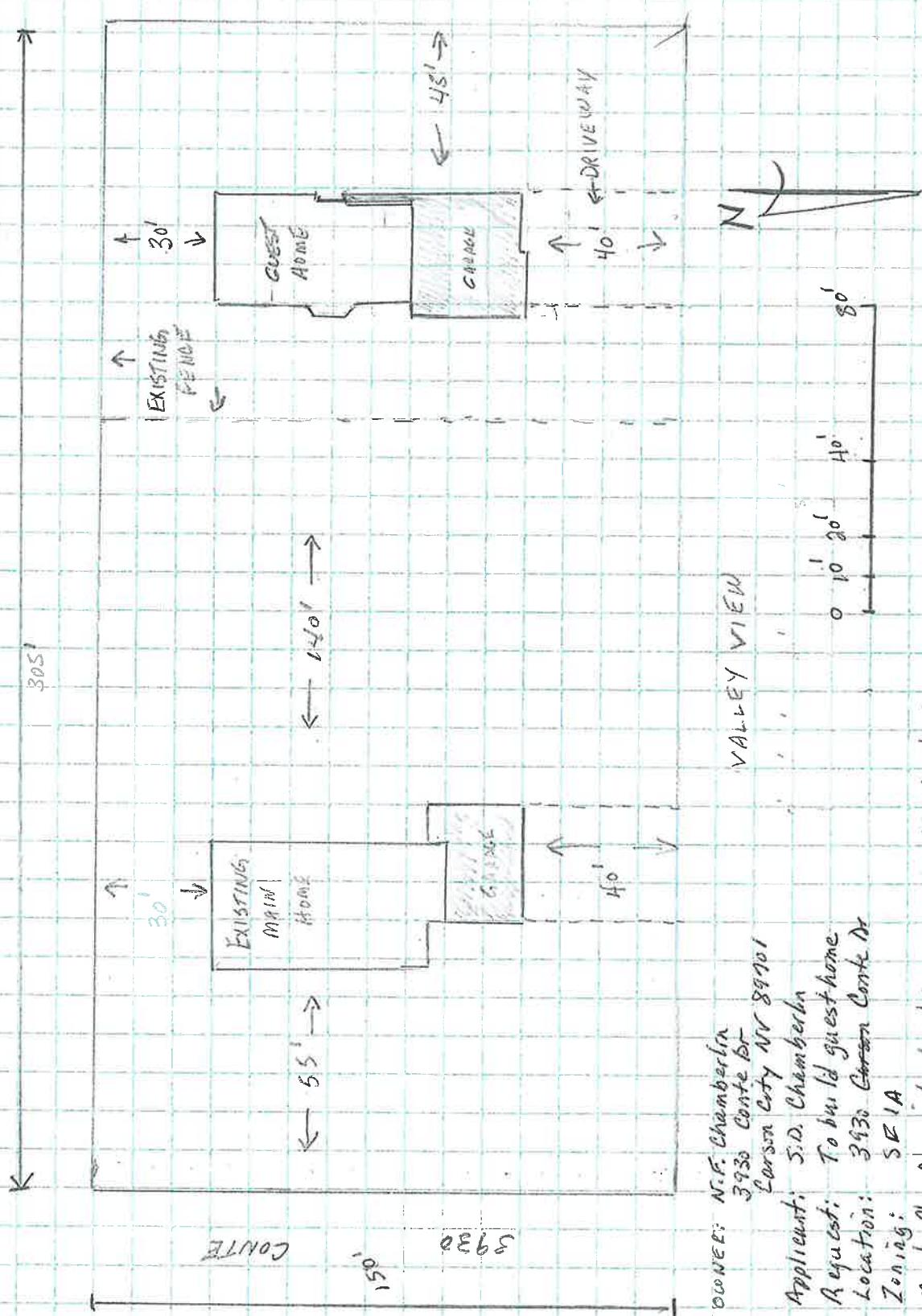
Applicant



Date

EXISTING MAIN HOME = 2159

GUEST HOME - 1373 Sqft
GARAGE = 906 Sqft

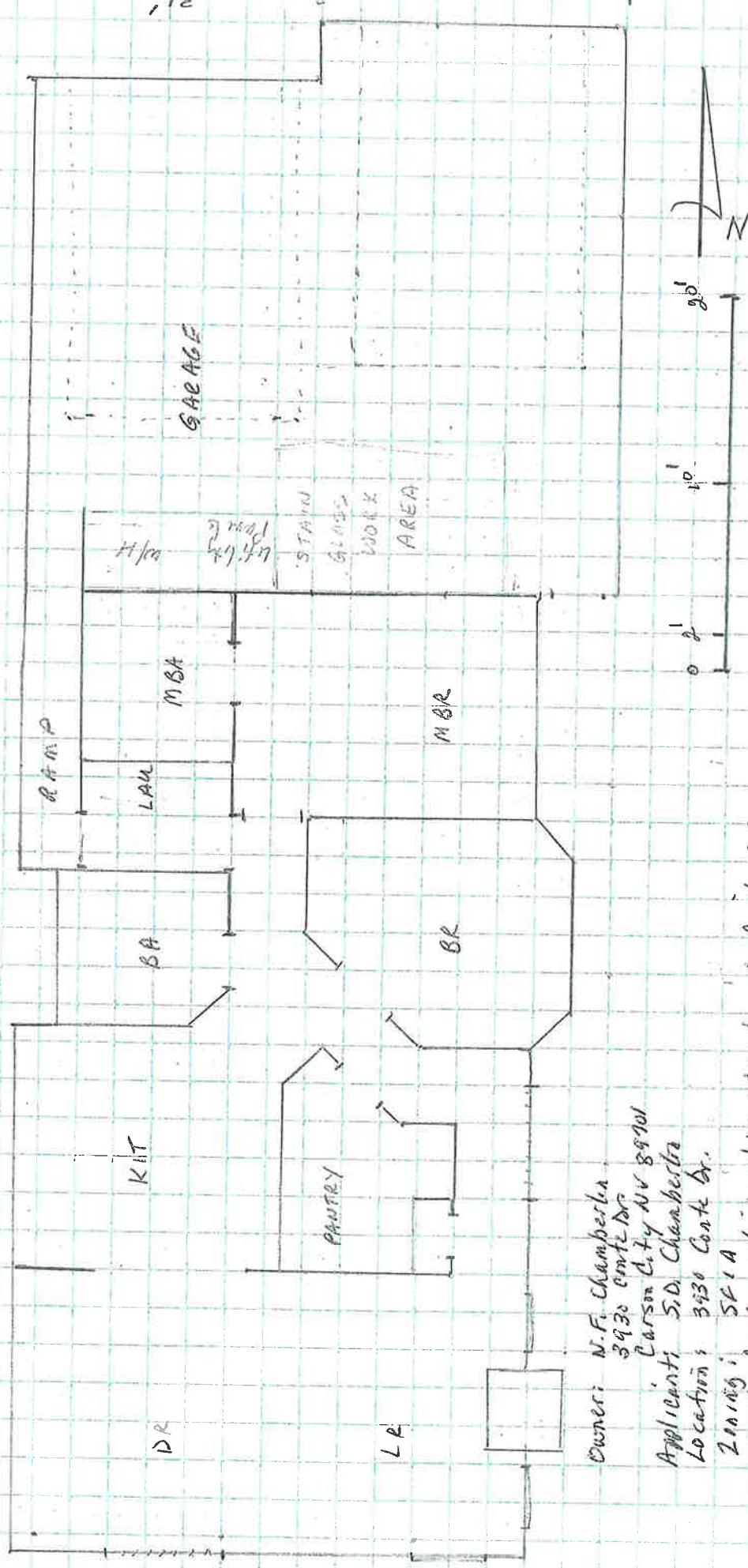


OWNER: N.F. Chamberlin
3930 Coate Dr
Larson City NV 89101

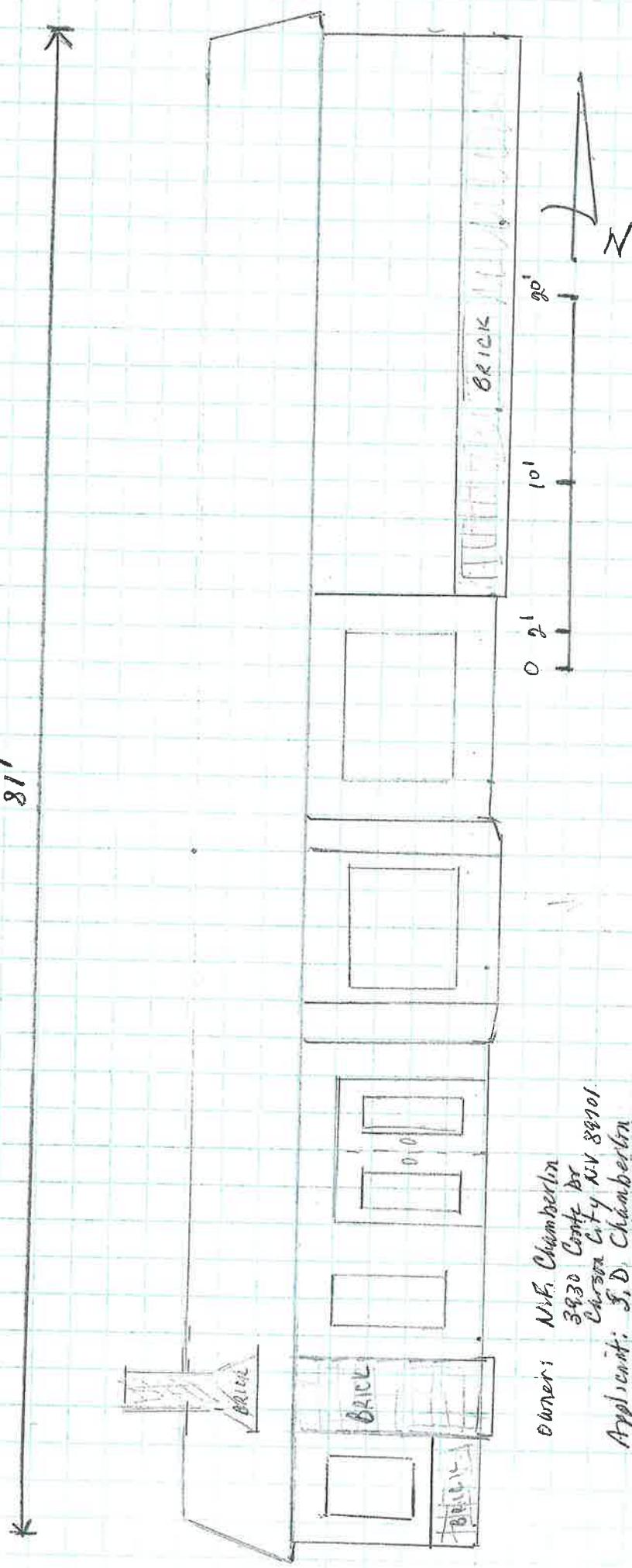
Applicant: S.D. Chamberlin
Request: To build guest home
Location: 3930 Coate Dr
Zoning: SC 1A
Master Plan Description and Use: Low Density Residential
APN: 010-185-08
Site Plan Prepared by: S.D. Chamberlin

8

18



Owner: N.F. Chambers
3930 Conte Dr.
Larson City Nev 89010
Applicant: S.D. Chambers
Location: 3930 Conte Dr.
Zoning: SC-1
Master Plan designation Land use: Low Density Residential
M.P.N.: 010-185-08
Site Plan Prepared by: S.D. Chambers

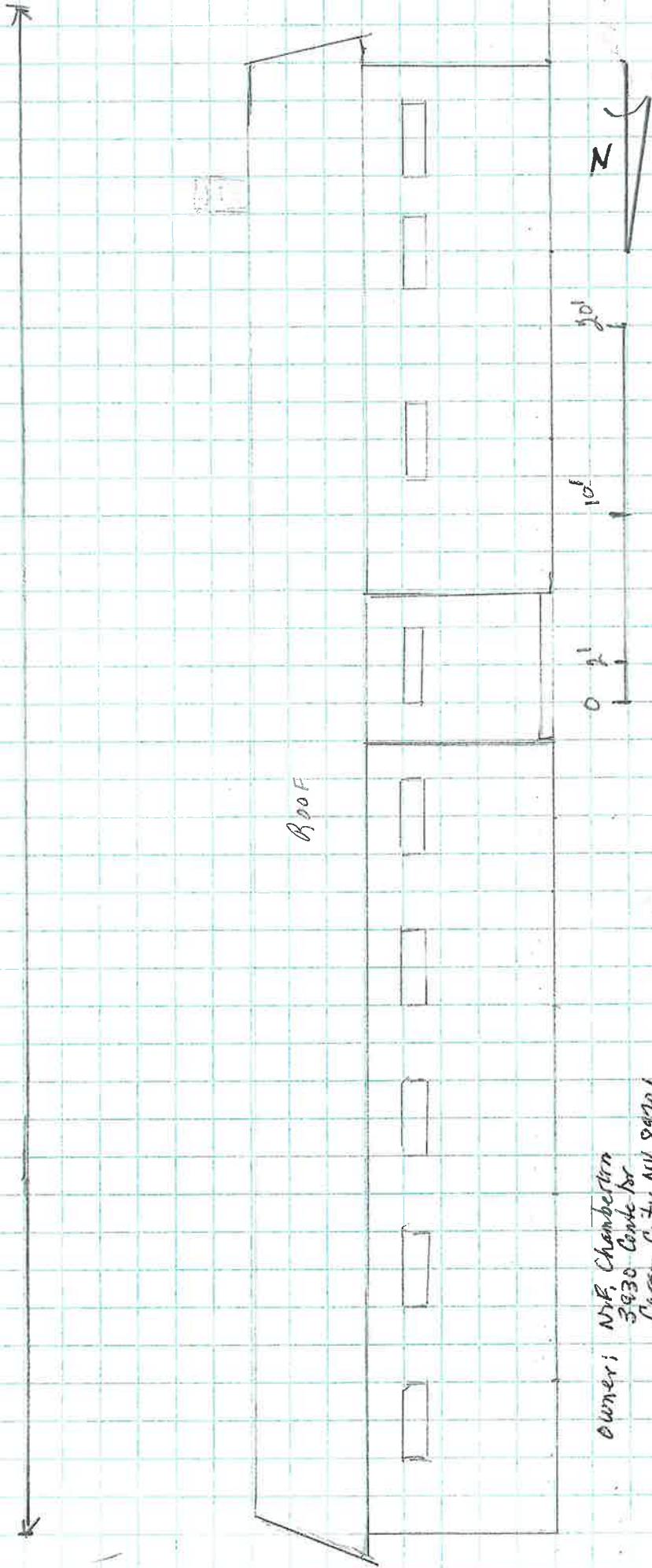


owner: Mr. Chamberlin
3930 Conte Dr.
Carson City NV 89701

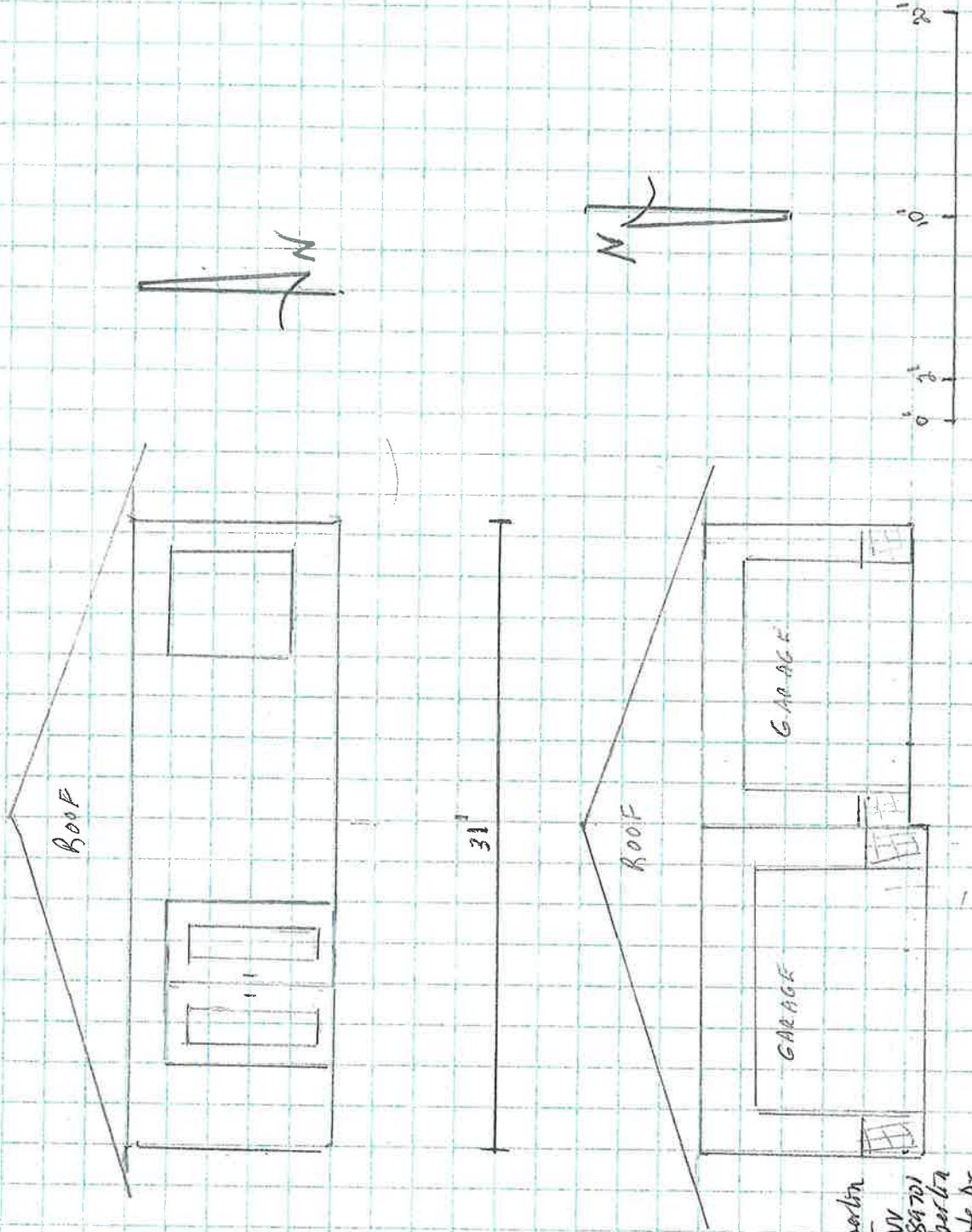
applicant: J. D. Chamberlin
request: To build guest house
location: 3930 Conte Dr.

zoning: SL 14
Master Plan designation: Low Density Residential
App'd: 010-185-08
Site Plan prepared by: S. D. Chamberlin

811



owner: N.R. Chamberlain
3930 Conte Dr
Carson City NV 89710
Applicant: S.D. Chamberlain
Request: To build guest home
Location: 3930 Conte Dr
Zoning: S-1A
Master Plan designation: Low Density Residential
Date: 010-185-08
A.W.: Site plan prepared by S.D. Chamberlain



Owner: N.F. Chamberlin
 3930 Conte Dr
 Carson City NV
 89701
 Application: 5.D Chamberlin
 Location: 3930 Conte Dr
 Zoning: S-1A
 Master Plan Designation Landuse: Low Density Residential
 App #: 010-185-08
 Site Plan Prepared by: S.D. Chamberlin

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: 3930 Conte Dr. Guest Home

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN



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

Is or does the proposed development:

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

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

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

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

- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

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

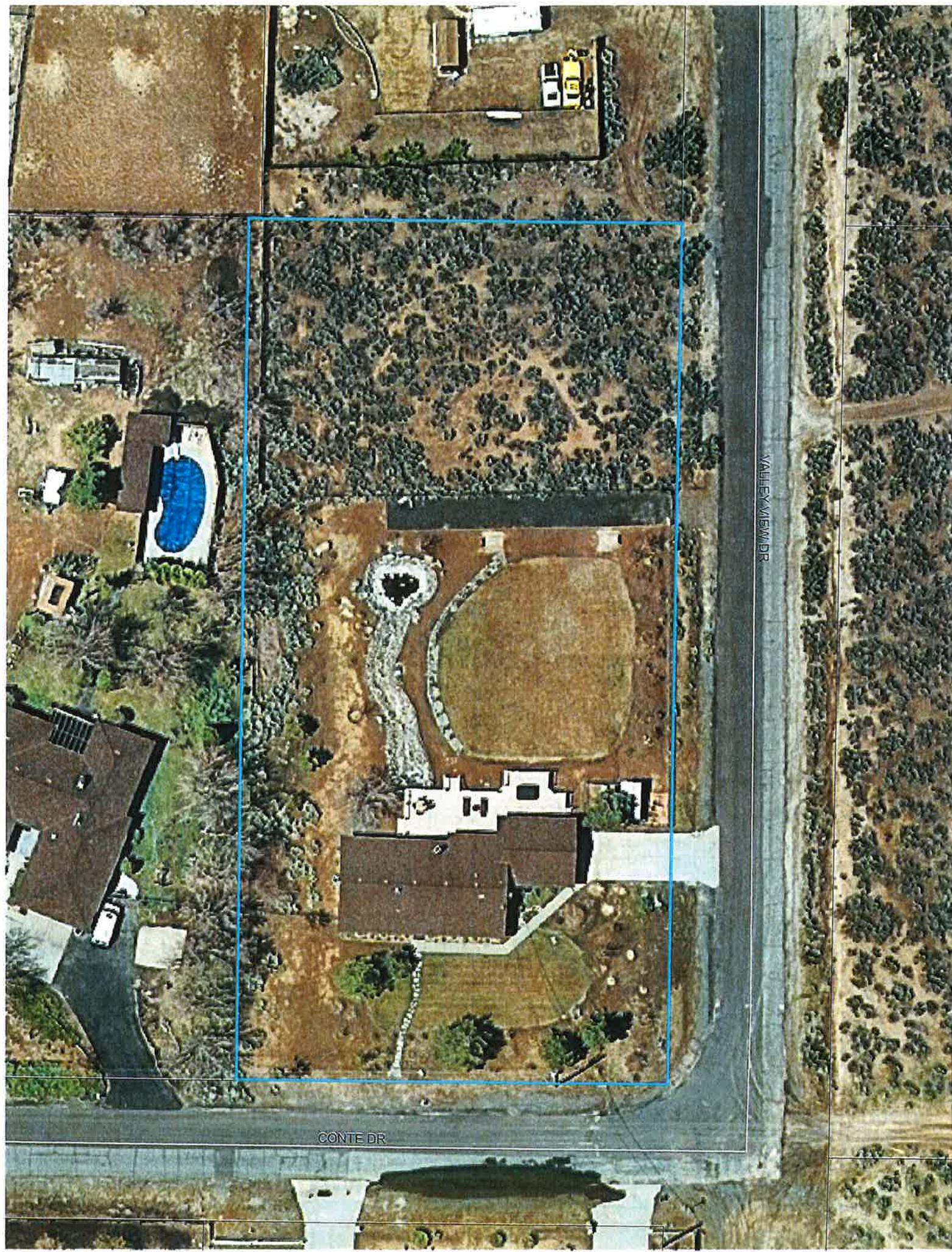
CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks 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)?





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Special Use Permit/Variance Application

To increase size of guest home to slightly more 75% of the existing main home

Owner: Norman Chamberlin
3930 Conte Drive
Carson City, NV 89701
775-745-5521

Applicant: Sandra Chamberlin ph 650-248-6194
Request: To Build a Guest Home Residence
Location: 3930 Conte Drive
Zoning: Single Family (1 Acre)

Master Plan Land Use Designation: Low Density Residential

APN: 010-185-08

Site Plan Prepared by Sandra Chamberlin

Special Use Permit Application Questionnaire

1. *How will the proposed Development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?*

This project will be consistent in design and construction with the existing main home on this property. It will utilize sustainable materials that will conserve water and energy resources in both the building and landscaping, including but not limited to such new technologies involving solar, insulation, windows, and appliances. With the exception of this request to increase the size of the guest home to slightly more than 75% of the existing main home, all other city building and property requirements, such as setbacks, that are applicable for guest home development will be incorporated into the project plans. The guest home is single story and has a relatively small footprint leaving considerable open space for this low density residential area.

2. *Will the effect of the proposed development be detrimental to the immediate vicinity? No. To the general neighborhood? No.*

Currently this section of the existing property is undeveloped and this project will improve the use and appearance of the property. This development will not interfere with public access to the public lands are not adjacent but are located across the street. There are no existing mature trees or other defining features on the existing space therefore this development will have no detrimental impact regarding these concerns. The project will be a retirement home for the property owner's parent and will have minimal traffic and no increased noise.

3. *Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity? Yes.*

This project has taken into consideration the extension of the I-395 from Fairview to the South Carson/US-50 and believes the I-395 expansion will have minimal to no impact. As previously mentioned, this project will be consistent in design and construction with the existing main home on this property. It will utilize sustainable materials that will conserve water and energy resources in both the building and landscaping. Currently this section of the existing property is undeveloped and this project will improve the use and appearance of the property. Other residential properties in this vicinity have a variety of outbuildings from small storage sheds to large workshops.

4. *Why does this project require more than 75% of the existing main home?*

This will be the primary and only residence of the property owner's parent who has downsized to this two bedroom residence. The living area's floor plan will accommodate the parent's current furnishings, provide for independent living accommodations such as separate laundry, garage, and full kitchen, and allow for occasional visits from friends and family. The living area's floor plan will also accommodate assisted living needs should the property owner's parent so require. The hallways and doorways are wider, bathrooms contain handicap features, and there is sufficient space for a wheelchair to navigate around furniture and throughout the kitchen.

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In the garage area, there is a workspace area for the guest home resident's stain glass hobby.

There is storage area as the guest home resident cannot easily access attic storage. There is a ramp useable by a wheelchair that leads from inside the garage to the living space. Garage doors are slightly wider to accommodate an elderly driver's parking needs.

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