

**PARKS AND RECREATION COMMISSION
STAFF REPORT**

MEETING DATE: February 2, 2016

AGENDA ITEM NUMBER: 3D

APPLICANT: Mike Railey, Partner - Rubicon Design Group
Vern L. Krahn, Senior Park Planner

REQUEST: **For Possible Action:** To recommend to the Planning Commission approval of the Lompa Ranch North Specific Plan Area's park and trail components as identified in Chapter 3 of the Master Plan Amendment.

GENERAL DISCUSSION: This past month the Rubicon Design Group submitted a Master Plan Amendment for the Lompa Ranch North Specific Plan Area to the Community Development Department. This planning area was identified in the Carson City Master Plan adopted by the Board of Supervisors on April 6, 2006 (Refer to Exhibit A). The intent of the Lompa Ranch Specific Plan Area as identified in the City's Master Plan was to establish policies that provide a framework for the future development of the area. The proposed master plan amendment, as submitted would replace the currently adopted land use plan for the property.

The proposed development's land use change has significant implications to the implementation of the Parks and Recreation Master Plan (Refer to Exhibit B) and the Unified Pathways Master Plan (Refer to Exhibit C). The Parks and Recreation Master Plan requires the development of neighborhood park facilities within the proposed development and on both sides of the freeway. On the east side of the freeway, the proposed development overlaps into the southwest corner of Neighborhood #21 and on the west side of the freeway, the development encompasses all of Neighborhood #22. The Unified Pathways Master Plan identifies on east side of the freeway a number of small "missing links" in the City's pathway system and on-street bicycle lanes. Also, there will have to be connections to the City's new multi-use path along the freeway and to the proposed three acre park. On the west side of the freeway, the Unified Pathways Master Plan identifies more "missing links" as well as an interconnected pathway system within the development and to both the proposed ten acre neighborhood park and on-street bicycle facilities.

City staff has provided the Specific Plan's Chapter 1 to the Commission for project background information on the proposed development. Also, attached is Chapter 3 – Public Services and Infrastructure (Refer to Exhibit D).

This chapter encompasses the planning policies and design criteria for the park and trail components within the proposed development. Parks and Recreation Department staff have been working with the developer's planners at the Rubicon Design Group to develop this chapter. Mr. Mike Railey, Partner with the Rubicon Design Group will be at this meeting to provide a project presentation on the Lompa Ranch North Specific Plan and a specific presentation on Chapter 3 to explain the planning policies on the parks and trails components at this meeting.

RECOMMENDED ACTION:

I move to recommend to the Planning Commission approval of the Lompa Ranch North Specific Plan Area's park and trail components as identified in Chapter 3 of the Master Plan Amendment.

LOMPA RANCH SPECIFIC PLAN AREA (LR-SPA)

The intent of the Lompa Ranch Specific Plan Area (LR-SPA) is to establish policies that provide a framework for the future development of the area in a manner that:

- provides for a comprehensive development plan for a balanced mix of land uses and a variety of housing options;
- ensures the creation of cohesive neighborhoods within the SPA;
- ensure adequate vehicular and non-motorized circulation throughout the SPA;
- ensures the compatibility of future development with established neighborhoods in the area;
- ensures that adequate public facilities and services will be provided to serve the area;
- will not adversely impact the public health, safety, and welfare.

LOCATION AND APPLICABILITY



The Lompa Ranch Specific Plan Area is located south of Highway 50 and north of Fairview Drive, as defined on the map above. The policies and guidelines contained herein shall be applicable to all properties contained within the Specific Plan Area boundary.

LR-SPA POLICIES

Development of lands within this Special Planning Area may occur pursuant to the policies below. Adoption of a new SPA and rezoning of these areas will be required. The applicant shall have the burden of proof to provide facts supporting the proposed SPA and Zoning Map Amendment. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Planning Commission and the Board of Supervisors. Additionally, the applicant shall provide adequate information in the application to support a positive finding with regard to compliance with the following policies. The Commission and Board shall determine if the information presented is adequate to support their decisions with regard to compliance.

LR-SPA LAND USE POLICIES

LR-SPA 1.1—Specific Plan Area Requirement

The Master Plan Land Use Map identifies a mix of uses for the property but is merely intended as a guide for future development of the property. Prior to any development occurring on the property, a new Specific Plan Area (SPA) must be approved to more specifically establish land uses, densities, design standards, and other standards pursuant to the general policies of this SPA. The SPA shall modify the Land Use Map, as appropriate, to identify land use areas, parks, open space, drainage facilities, etc. Appropriate zoning of the property may be included as part of the SPA process.

LR-SPA 1.2—Mix of Land Uses

The SPA encourages a mix of land uses, including a variety of residential densities, employment/office uses and commercial uses to serve the local neighborhood as well as the region. The incorporation of higher density housing within the mixed-use commercial area to compliment retail and employment uses is encouraged. The final SPA shall establish guidelines for the mix of uses desired within the Activity Center and the appropriate configuration (i.e. vertical or "stacked" mixed-use, or horizontal or "side-by-side" mixed-use) of uses within it.

LR-SPA 1.3—Development of Activity Center

The Master Plan Land Use Map identifies an "Activity Center" in the vicinity of the freeway and Highway 50 East. In the Mixed-Use

Plan Areas 8-21

Commercial portion of the property, an Activity Center should be integrated into the surrounding neighborhood and should incorporate a mix of complementary uses (including residential), increased densities, clear pedestrian connectivity and other transit supportive features.

LR-SPA 1.4—Mix of Housing Types

A range of housing types shall be included in the SPA, including single-family detached, single-family attached, duplexes, multi-family residential units and housing included as part of the mixed-use development to meet varying functional and pricing needs. Single family neighborhoods shall provide a range of lot sizes.

LR-SPA 1.5—Compatibility with Existing Neighborhoods

Land use patterns and development intensity shall be designed to provide for compatibility with existing, surrounding neighborhoods, including consideration of lot sizes and development intensities adjacent to existing residential neighborhoods.

LR-SPA CIRCULATION AND ACCESS POLICIES**LR-SPA 2.1—Roadway Linkages**

The general vehicular circulation network shall be established with the final SPA to connect neighborhood within the SPA and surrounding neighborhood and shall include, at a minimum:

- a north-south collector between Highway 50 East and Fifth Street;
- connection of the north-south collector to Robinson Street;
- a collector from Fifth Street to Railroad Street across the Linear Park; and
- other roadways and connections as required by a traffic study.

LR-SPA 2.2—Traffic Study Requirement

A traffic study shall be required for review with the final SPA. The traffic analysis shall meet the requirements of the Carson City Development Standards and shall be conducted for the buildout of the entire SPA.

LR-SPA 2.3—Pedestrian and Bicycle Connections

Pedestrian and bicycle connections shall be provided to link all internal neighborhoods to each other and all areas of the development to:

- the linear park south of Fifth Street and along Fifth Street;
- any commercial, mixed use or employment areas with the SPA;
- the Highway 50 East multi-use path;
- the high school;
- Saliman Street;
- any internal trails, open space and parks provided as part of the SPA development.

LR-SPA ENVIRONMENTAL POLICIES

LR-SPA 3.1—Floodplain and Drainage

- The existing floodplain shall be identified based on FEMA mapping with post-freeway drainage improvements for development of the final SPA. In order to develop the property, drainage improvements will be required to mitigate the 100-year floodplain on the property. This may also require amending the FEMA mapping through a letter map amendment process. Once the new floodplain is determined, designated land use intensities shall be developed outside this floodplain area.
- An overall storm water management plan shall be developed with the final SPA to ensure adequate drainage facilities to serve the entire SPA area.
- A detailed wetlands delineation shall be provided with the final SPA identifying any areas that meet the Federal 404 definition of wetlands. Following wetland identification, designated land use intensities shall be developed outside the wetlands.

LR-SPA COMMUNITY CHARACTER AND DESIGN POLICIES

LR-SPA 4.1—Quality Design

- The final SPA shall promote a variety and visual interest in the design of new residential neighborhoods through the incorporation of varied lot sizes, building styles and colors, garage orientation and other features.
- The final SPA shall promote variety and visual interest in the design of new commercial centers through the incorporation of well-articulated building facades, clearly defined entrances and pedestrian connections, landscaping and other features.

LR-SPA PARKS AND OPEN SPACE POLICIES

LR-SPA 5.1—Provision of Park, Multi-Use Paths and Open Space Facilities

Parks shall be provided commensurate with demand created by the SPA development consistent with the City's adopted Parks and Recreation Master Plan standards. Drainage and flood control areas may be used as part of the parks and multi-use trail system. Parks shall be connected to existing multi-use trail facilities. Parks, open space and multi-use path areas shall be generally depicted on the final SPA Land Use Plan.

LR-SPA PUBLIC UTILITIES, SERVICES, AND FACILITIES POLICIES

LR-SPA 6.1—Extension of Public Utilities

Water, sewer, storm drainage, gas, electric, telephone and cable television utilities shall be extended to serve the entire SPA and shall be coordinated with the applicable providers to ensure such facilities can be provided for the proposed development.

LR-SPA 6.2—Undergrounding of Utilities

All utilities, including electric, shall be extended underground from their present locations to serve the development.

LR-SPA 6.3—School Facilities

The applicant shall work with the Carson City School District to establish adequate school sites and facilities, as necessary, to provide for adequate levels of service for the proposed development.

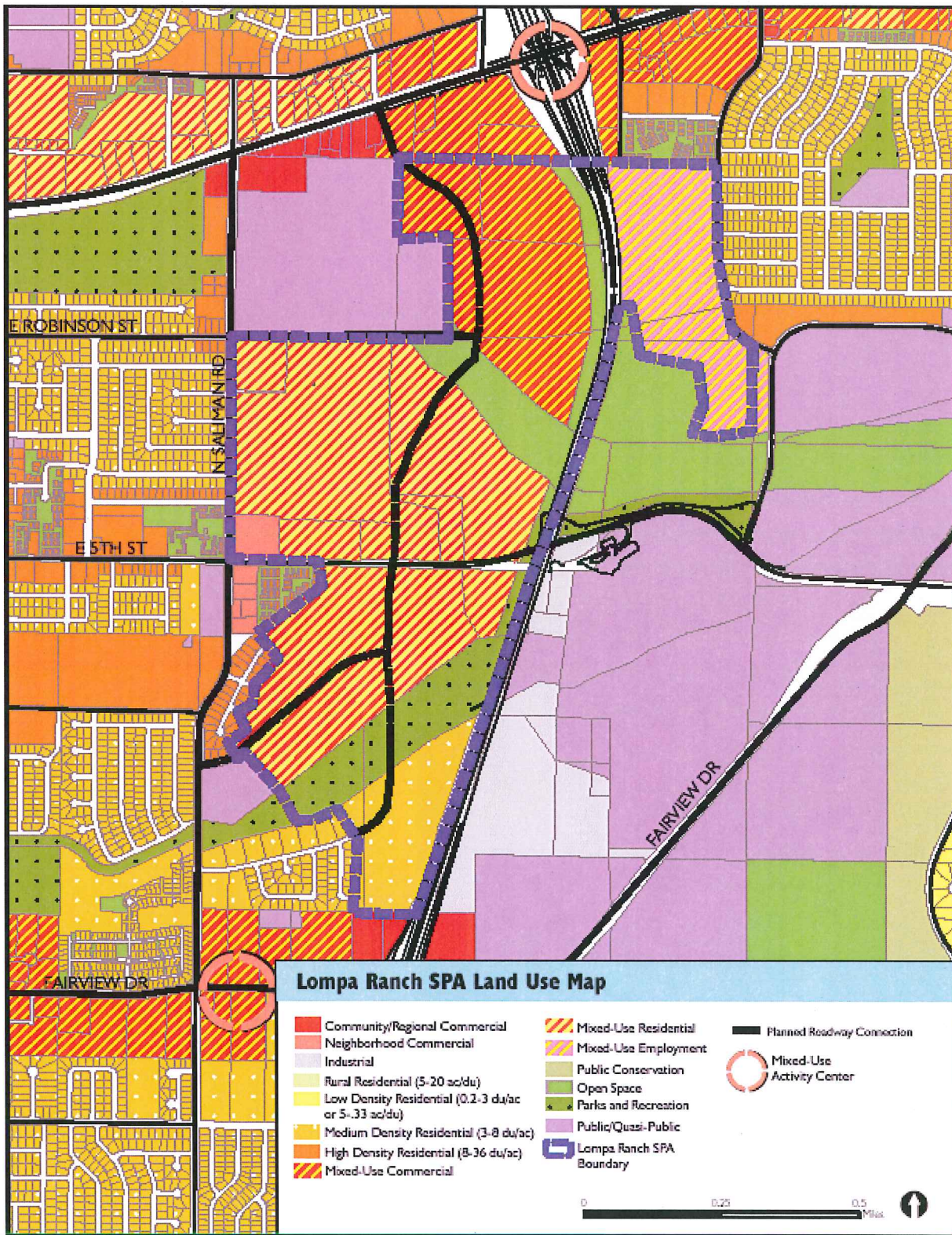
LR-SPA FIRE AND POLICE PROTECTION POLICIES

LR-SPA 7.1—Adequate Public Safety Facilities

Adequate police and fire protection needs to be established within the SPA. Police and fire protection at an urban level of service needs to be demonstrated. Any additional services or facilities necessary to provide this level of service should be established on a prorated basis to serve the entire SPA.

LR-SPA 7.2—Fire Station Location

The applicant shall work with the Carson City Fire Department to identify potential fire station locations, including off-site locations in the vicinity, to adequately serve the proposed SPA development area.



6

FACILITIES

EXISTING CONDITIONS, NEEDS, OPPORTUNITIES, AND STRATEGIES

6.1 PARK PLANNING STANDARDS

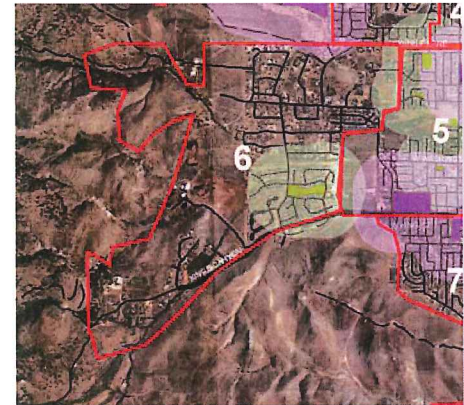
Planning standards are used for many municipal services: adequate response times for police and fire services, capacities for roads and wait times for intersections, equivalent residential units for water, etc. Planning standards serve several purposes:

- Measuring change and progress over time;
- Making comparisons with other communities;
- Establishing equity between neighborhoods or user groups;
- Relating costs (and budgets) to levels of use (benefits); and
- Establishing impact fees or dedication requirements.

Park and recreation standards have evolved into two basic areas: park use characteristics (types and service areas) and park spatial standards (acres per population). The standards for Carson City parks and recreation are described below:

6.1.1 PARK TYPES AND SERVICE AREAS

Carson City currently has over 700 acres of developed parkland (in aggregate, 13 acres per 1000 population) and over 440 acres of undeveloped parkland. Like most cities, Carson City's parks come in a variety of sizes, shapes and characteristics. To make the system more comprehensible, Carson City's parks can be divided into several categories, for which the City has adopted standards that are summarized in the following table:



An example of a neighborhood boundary and a Neighborhood park service area.

TABLE 6.1 PARK TYPES AND SERVICE AREAS			
PARK TYPE	SIZE RANGE	SERVICE AREA	KEY FEATURES
Neighborhood Park	1 to 7 acres	¼ mile radius	Open turf area, picnic area, pavilion if possible, playground, walking/jogging path. Examples: Sonoma Park, Carriage Square Park, Blackwell's Pond Park.
Community Park	15 to 30 acres	2 mile radius	Picnic area, playground, rest rooms, parking lot, open play fields. Example: Mills Park, Fuji Park
Sports Complex	30+	10 mile radius	Large, lighted sports complexes, recreation center. Examples: Edmonds Sports Complex, JohnD Winters Centennial Park, Governors Field.
Regional Park	30+	No standard	Predominantly natural, but may contain elements of community parks and sports complexes.
Natural Park	No standard	No standard	Area in a natural or quasi-natural condition (limited modification or maintenance) with walking paths. Examples: Riverview Park, Linear Park and Carson River Park.

It is worth noting that, in addition to the above park types, the City has a number of outstanding individual recreation facilities for a city of 56,000. Its 50-meter pool at the Aquatic Facility is unique in Nevada and rare in the West. The Community Center Theater in Mills Park draws people from Reno to California. These facilities are heavily used by a variety of organizations in the community¹. A complete inventory of the City's recreation facilities, by Park Type, is included in the Appendix.

6.1.2 AREA STANDARDS—LEVELS OF SERVICE

Area standards are a measure of the total acreage or number of facilities relative to the population. To measure area standards, the National Recreation and Parks Association (NRPA) developed the concept of Levels-of-Service (LOS). LOS put most simply is a ratio between acres or numbers of facilities and the population served. To facilitate common comparisons LOS is typically expressed in terms of 1000 population (5 acres of community park per thousand population is an LOS of 5.0, 1 tennis court per 1000 population is an LOS of 1.0, etc.). LOS provides a way to calculate the amount of land or facilities to support a given population.

Said another way, park and recreation standards are the means by which an agency can express park and recreation goals and objectives in quantifiable terms that can be translated into programs and budgets for acquisition, development, and management.

For a period of time the NRPA promulgated standards (based on the average LOS's of several communities) that many communities attempted to follow as national standards. However, gradually the realization dawned that every community is unique—in physical assets, fiscal resources, local preferences and customs, etc.—and that each community needed to develop its own, unique standards.

The calculation of Carson City's existing LOS standards is illustrated in the table at the beginning of each of the park and facility types below, followed by a discussion of the existing and future needs of each of the major park types is discussed below:

6.1.3 IMPLEMENTATION STRATEGIES

1. Adopt a level-of-service methodology for parks and recreation program planning. A level-of-service approach provides a strong, legally defensible basis for dedication requirements and other impact fees. It also brings consistency to the assessment of needs and tracking of accomplishments over a long period of time.

TABLE 6.2 LOS LEVELS		
	Population	
	55,000 (current population)	80,000 (build-out population)
@ 5 acres/1,000 population	275 acres	400 acres
@ 7 acres/1,000 population	385 acres	560 acres

When the population increases, the LOS must respond proportionally to maintain an adequate level-of-service for the park and/or facility.

¹ The Aquatic Facility is used by the high school swim team, senior exercise classes, etc. and the Community Center Theater provides large auditorium space used for a variety of musical and theatrical productions by the high school, middle schools and several elementary schools as well as by Western Nevada Community College.

6.2 NEIGHBORHOOD PARKS

LOS ANALYSIS	Existing Acres	115
	Existing LOS	2.10
	Buildout LOS (if no new facilities)	1.54
	Recommended LOS	2.0
	Additional Acres Needed:	45

6.2.1 EXISTING CONDITIONS

Neighborhood parks are walk-to facilities that provide play and passive recreation for the immediate vicinity. They often contain playground equipment, picnic tables, open turf areas, and possibly natural areas.

When including a portion of the acreage from other park types², there are approximately 115 acres of neighborhood parks, giving Carson City a level of service of 2.1. By comparison with a number of other western communities, this is in the low-to-middle range of Neighborhood parks.

Neighborhood parks are not uniformly distributed throughout Carson City. Many of the neighborhoods in Carson City do not have any existing neighborhood parks. In Question 19 several of the neighborhoods surveyed believed that this problem was substantial enough that the City should contemplate purchasing property in existing neighborhoods to convert this to parkland. The majority of people surveyed in neighborhoods 29, 21, 19, 18, 17, 9, 8, and 4 indicated that the City should purchase property in their neighborhoods to create additional Neighborhood parks.

6.2.2 NEEDS

According to the public opinion survey, 41% of survey respondents thought Carson City should spend more money to improve the quality of its neighborhood parks. Many people stated they did not use the park located nearest to their home because it lacked restrooms (15%), it didn't have the equipment that they liked (7%), or because it was too far to walk (6%). Several respondents commented that they did not use their neighborhood park because it did not allow dogs. In Question 17, 54% of survey respondents felt that it was important for Carson City to add Neighborhood parks.

In the public opinion survey, residents were asked to express how important they believed it was to have certain amenities in their neighborhood parks. Survey results indicated that the majority of residents would like to have the following amenities in their parks:

- Shade trees
- Trash cans
- Restrooms
- Drinking fountains
- Benches
- Dog waste disposal stations
- Picnic tables
- Children's play equipment



Sonoma Park is an example of a Neighborhood park.

² Community parks, natural parks and sports complexes often serve as neighborhood parks for the neighborhoods that surround them. In the LOS calculation, a 5-acre Neighborhood Park 'credit' is given to neighborhoods that contain these other park types.

6.2.3 OPPORTUNITIES

Opportunities vary greatly by neighborhood. Some neighborhoods are fully developed, in others there is still vacant land or undeveloped lots. Some neighborhoods have nearby access to public land, other neighborhoods are landlocked. In the Appendix is a neighborhood-by-neighborhood analysis of all 30 Carson City neighborhoods. The key areas of action are summarized in the following section.

6.2.4 IMPLEMENTATION STRATEGIES

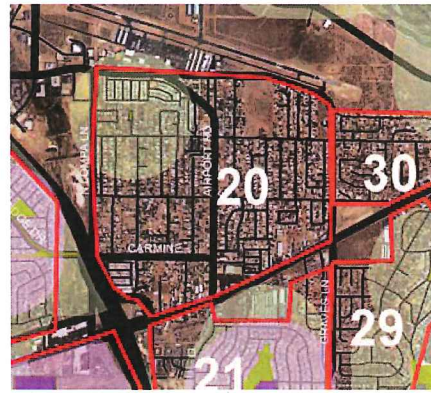
1. Require that all new developments provide finished neighborhood parks to meet the needs of their residents where appropriate or feasible. Use the Neighborhood Park LOS as a minimum expectation to be exceeded unless physical limitations preclude the use of this standard, and customized to meet the age and lifestyle characteristics of intended residents.
2. Include 'natural' characteristics (xeric, native grasses, boulders, rolling landforms, etc.) in Neighborhood parks where compatible with the character of adjacent properties and where it is feasible to maintain the 'natural' character.
3. Include the basic amenities listed in Section 6.2.2 above in Neighborhood parks, including natural parks. Include these amenities even in small parks and trail heads that can serve as Neighborhood parks.
4. For existing neighborhoods, where there is not land available to create needed neighborhood parks, seek to achieve 'equity' (different but equivalent) in providing other kinds of recreation amenities. (See the recommendations for each neighborhood in the neighborhood-by-neighborhood assessment in Appendix 9.3.)
5. To increase recognition, of neighborhoods, replace the neighborhood numbers with names that reflect either: location, characteristic, history, a landmark (e.g. a school or park).



Alternative recreation amenities provide unique and substantial recreation possibilities from regular parks, increasing visitability and "buzz".

20

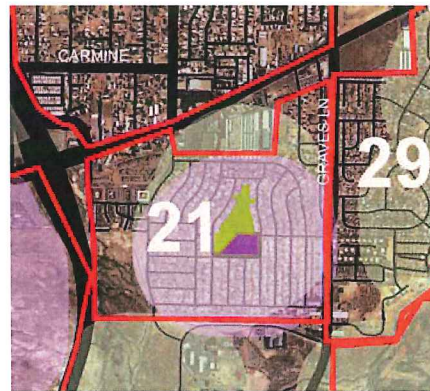
PARK:	Riley Circle Park
TYPE:	Mini
SIZE:	0.18 acres
NOTES:	25% of population within walking distance of Park
SCHOOL:	None



OBSERVATIONS:	This neighborhood is circumscribed by major roadways that cut off access to surrounding parks and schools. The only park resource is the mini park (Riley Circle) in the NW quadrant of the neighborhood. There are a few undeveloped individual lots in this neighborhood, as well as one remaining significant section of undeveloped land in the NE quadrant.
SURVEY:	Q19: Moderately strong need expressed (49%) for a Neighborhood park. Q17: 65% support for general increase in Neighborhood parks, 72% support for Natural parks.
IMPLEMENTATION STRATEGIES:	Strongly pursue a 3 to 5 acre Neighborhood park in conjunction with any development of NE quadrant parcel. If possible, obtain option or right-of-first-refusal.

21

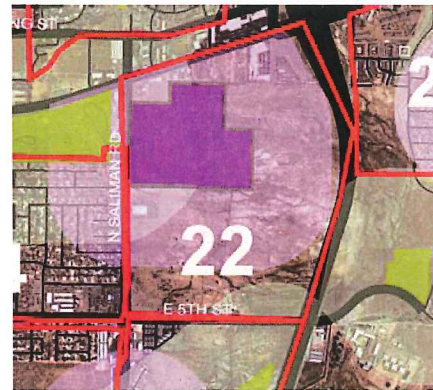
PARK:	Park Terrace Park
TYPE:	Traditional
SIZE:	8 acres
NOTES:	80% of population within walking distance of Park
SCHOOL:	Empire Elementary School 80% of population within walking distance of School



OBSERVATIONS:	This neighborhood is served by a centrally-located school/park combined facility that provides ¼ mile accessibility to the majority of residents. The need expressed through the survey for additional Neighborhood park is surprising, but may be due to a perception that Park Terrace is more of an extension of the school. There are areas of infill development potential along the north (US 50) and west (Freeway) sides, which could have a mixed-use quality that would increase the population of the neighborhood.
SURVEY:	Q19: Strong need expressed (73%) for additional Neighborhood park, a surprising response given the accessibility of Park Terrace Park. Q17: 68% support for general increase in Neighborhood parks, 78% support for increase in Natural parks.
IMPLEMENTATION STRATEGIES:	1. With neighborhood residents, verify expressed desire for Neighborhood park. 2. If appropriate, evaluate improvements to the design and accessibility of Park Terrace Park.

22

PARK:	None
TYPE:	N/A
SIZE:	N/A
NOTES:	0% of population within walking distance of Park
SCHOOL:	Carson High School 70% of population within walking distance of School



OBSERVATIONS:	This neighborhood is largely undeveloped at present, much of it part of the Lampa property. The Freeway development will increase the visibility of the open land, which will likely give it increased value for commercial and higher density residential uses. Carson High School provides valuable recreation amenities for residences (track for jogging, open turf areas) but does not provide Neighborhood park function. Mills Park is nearby, but requires crossing Saliman Road, a barrier to young children.
SURVEY:	Too few responses to be significant.
IMPLEMENTATION STRATEGIES:	As residential development is proposed, (most likely in the SW quadrant) ensure that adequate Neighborhood parks are provided and linked to the Freeway bike/pedestrian path system (see Unified Pathways Master Plan).

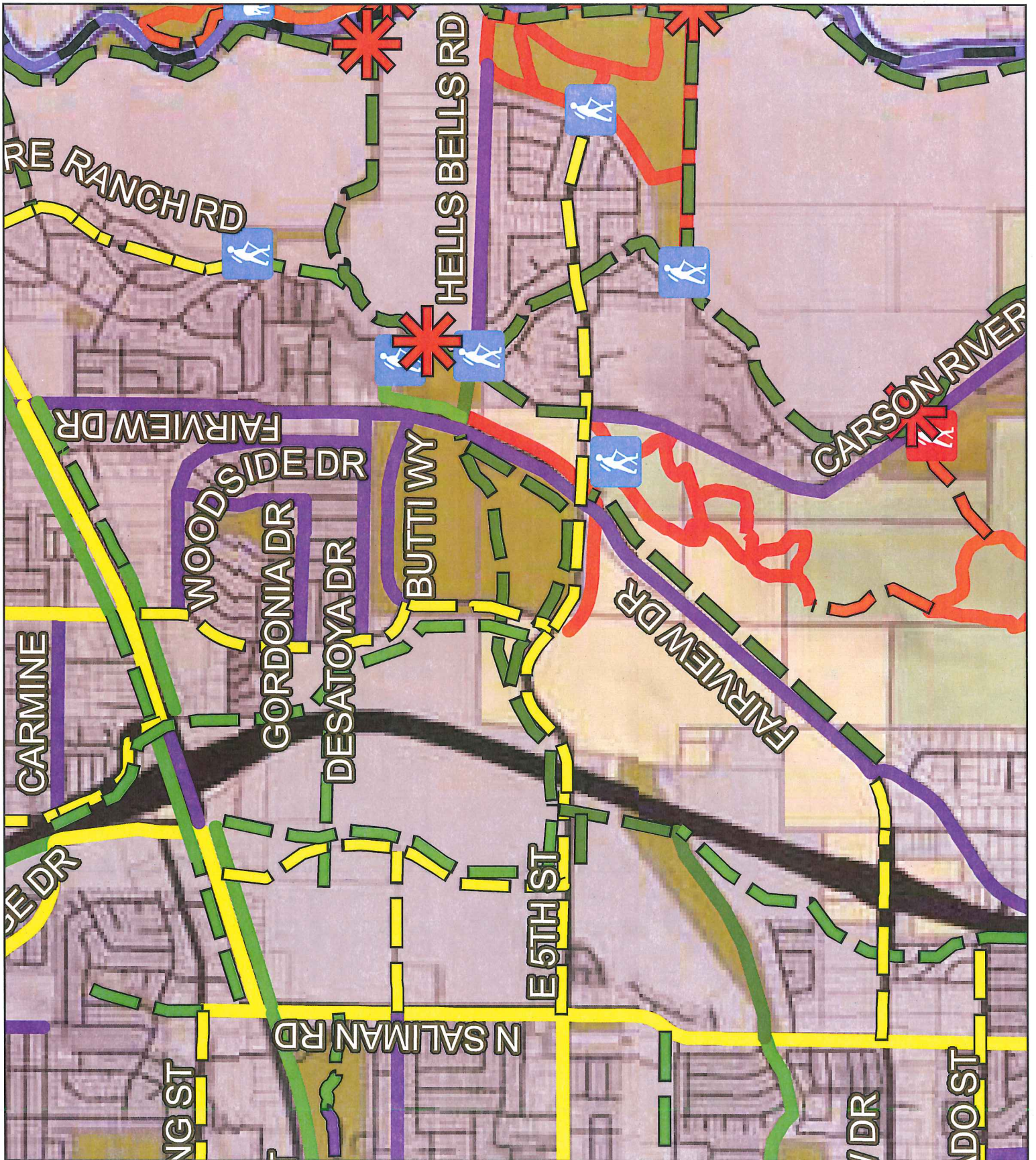
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PARK:	Linear Park
TYPE:	Natural/Trail
SIZE:	48 acres
NOTES:	100% of population within walking distance of Park
SCHOOL:	Freemont Elementary School 90% of population within walking distance of School



OBSERVATIONS:	There are significant undeveloped areas of this neighborhood that will soon be impacted by the Freeway. The Carson City Master Plan proposes medium density residential, which will increase the need for Neighborhood parks. The south side of the Neighborhood will likely be developed commercially.
SURVEY:	Q19: Relatively strong support for a Neighborhood park, indicating that the trail alone is not meeting local needs. Q17: 75% support for general increase in Neighborhood trails, 100% support (relatively few responses) for Natural parks.
IMPLEMENTATION STRATEGIES:	Ensure that Neighborhood park(s) are provided in conjunction with future residential development. Ideally, locate a small Neighborhood park adjacent to Freemont Elementary and the Linear Park trail.

Exhibit C



Lompa Ranch North Specific Plan

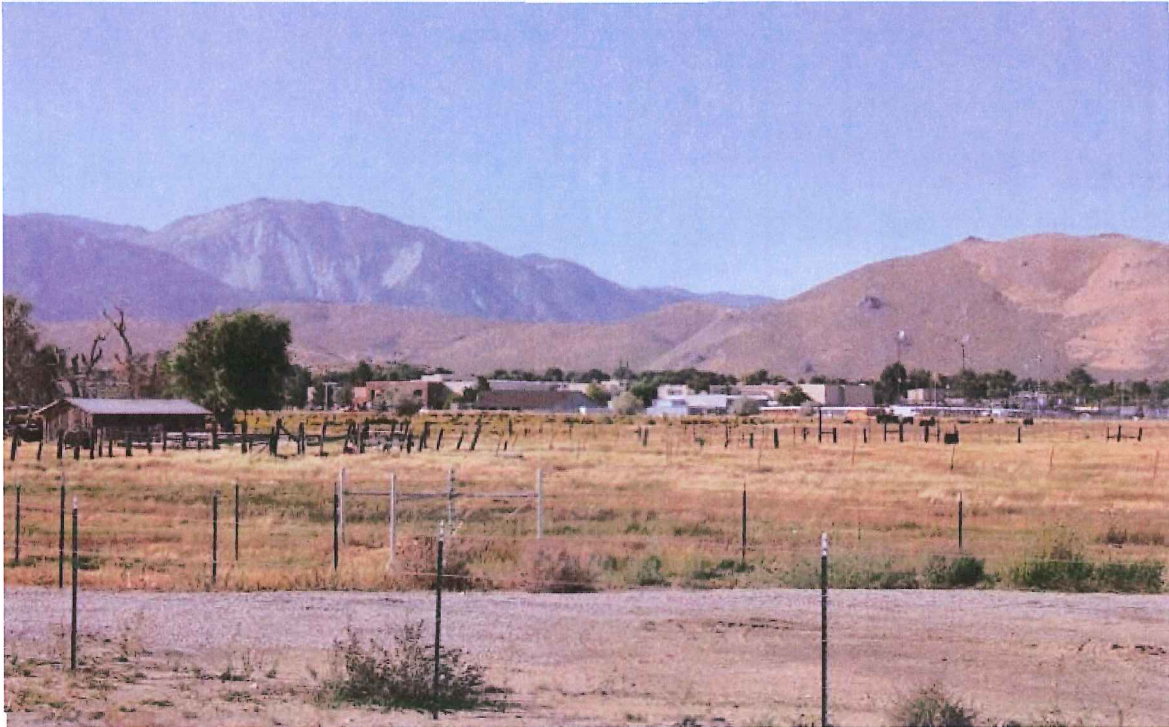


Photo Credit: aroundcarson.com

Prepared by:



Updated:

January 14, 2016

Job # 237-03

LOMPA RANCH NORTH SPECIFIC PLAN

Prepared for:

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UPDATED: JANUARY 14, 2016

Lompa Ranch North Specific Plan

1. Introduction

1.1 Location

The Lompa Ranch North Specific Plan Area encompasses 251.31± acres. The majority of land (203.27±) acres is located on the west side of Interstate 580, north of East Fifth Street, east of Saliman Road, and south of US Highway 50 (East William Street). The remaining 48.04± acres is located on the east side of Interstate 580 along the western side of Airport Road. Figure 1 (below) depicts the Lompa Ranch North in context with the surrounding area.

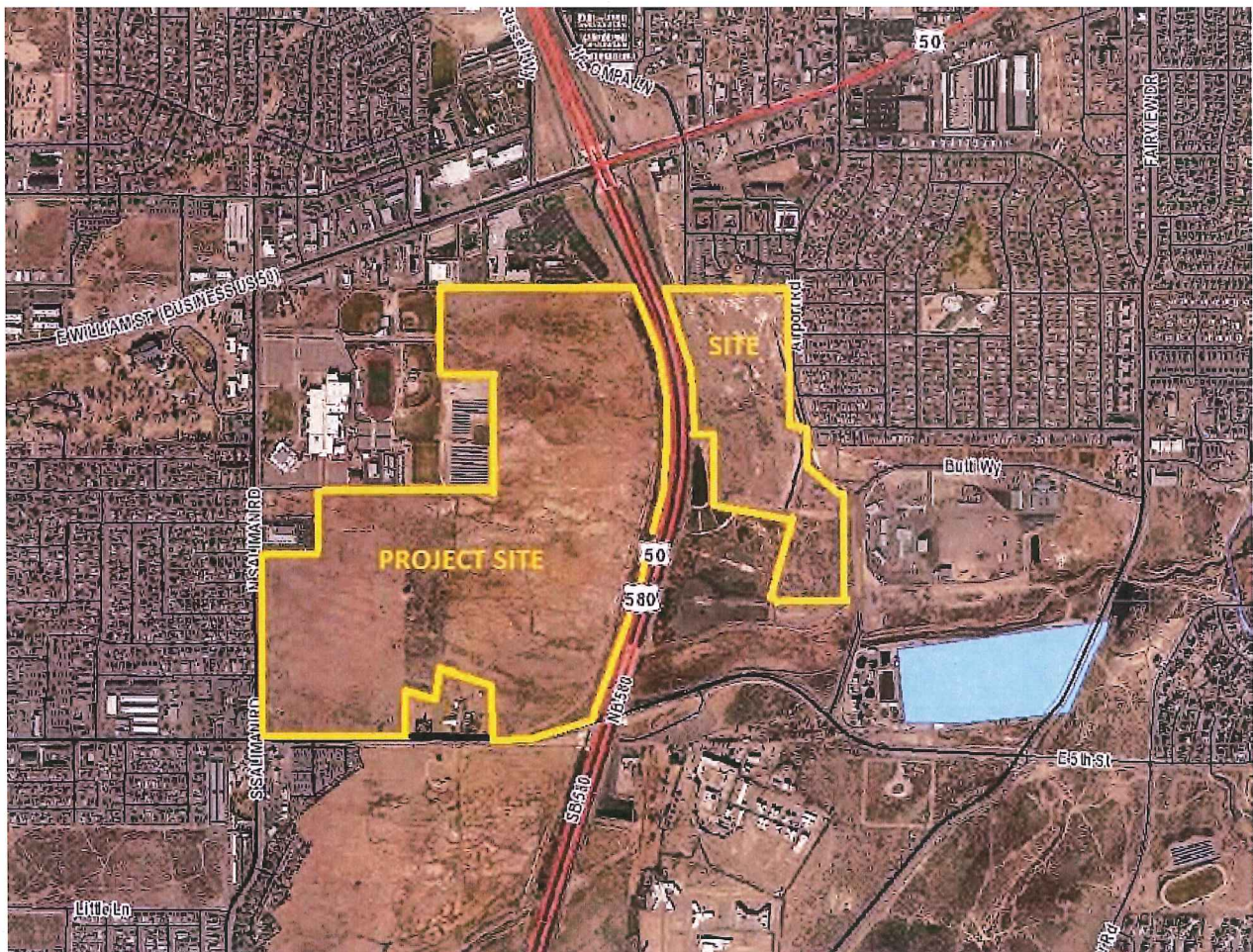


Figure 1 – Lompa Ranch North Specific Plan Area

Lompa Ranch North Specific Plan

1.2 Purpose

The purpose of this Development Handbook is to provide for the orderly development of the Lompa Ranch North Specific Plan Area (SPA) as envisioned, while assuring that the stated desired level of quality is achieved. Since implementation of public and private improvements will occur in multiple phases, over many years, the standards and guidelines contained herein establish a common framework to guide individual improvement plans. The development of the property is controlled and restricted by these development requirements as well as by all applicable government codes and regulations. This Development Handbook is not intended to limit creativity or prevent variation necessary to respond to unique site conditions, but rather to generate consistency and quality throughout the SPA.

This SPA is for the Lompa Ranch North properties specifically identified with this document. Future development of the remaining Lompa Ranch properties as identified in the 2006 Carson City Master Plan shall be required to receive approval of a new SPA for those areas prior to development.

1.3 Vision

The Lompa Ranch North SPA is intended to provide for a sustainable community that includes a range of land uses that complement not only each other but those that currently exist outside of the SPA boundaries. The vision is to provide for a viable community that promotes a variety of housing types supported by well-balanced commercial, recreational, and educational opportunities.

Complementing the commercial uses and neighborhoods within Lompa Ranch North will be a linear open space preserve along Interstate 580 as well as a network of trails and sidewalks throughout the community, providing non-vehicular connectivity to the various internal and regional components of the area. Throughout Lompa Ranch North, consistent design themes, entries, and landscape treatments will establish a sense of place/community and recall the property's ranching roots.

1.3.1 Land Use Pattern

The land use mix within Lompa Ranch North provides for varying levels of compatible densities and intensities that will result in a synergy that attracts both residents and businesses. This supports walkability within the community to commercial, recreational, employment, and public activities. It also minimizes the consumption of land associated with traditional suburban development by encouraging and creating a more compact development pattern that is efficient for infrastructure, public services and maintenance.

Lompa Ranch North Specific Plan

1.3.2 Sense of Place and Community

Creating a sense of place is one of the key components in creating a vibrant and balanced community. A sense of place is fostered within Lompa Ranch North by creating human-scale environments in which the individual can feel both comfortable and safe. This includes provisions for open space and walking paths, neighborhood parks, common design themes, and uses that complement each other. Furthermore, the Lompa Ranch North SPA promotes and provides for connectivity between various neighborhoods and uses that are integrated through the standards included within this handbook.



1.3.3 Diverse Housing Mix



The Lompa Ranch North SPA provides for neighborhood diversity by allowing for a mix of residential densities and product types to support a wide range of resident interests and needs. The densities

included in the SPA will also support and complement planned commercial uses within the Lompa Ranch North plan area. Furthermore, this diversity in densities and housing types serves to break up the monotony of traditional residential development by reinforcing the dynamics of character and identity within each of the neighborhoods.



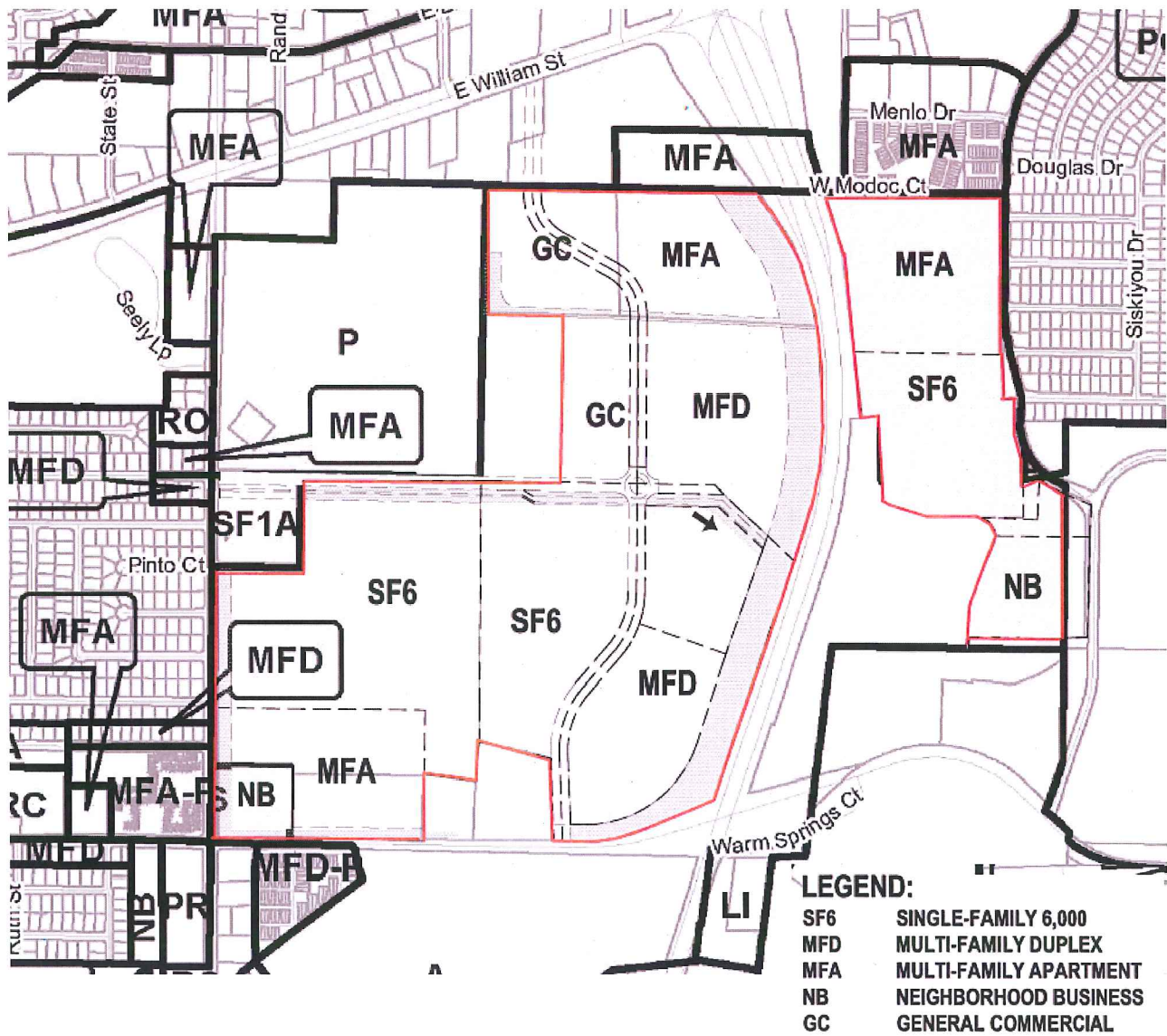
1.3.4 Implementation

This handbook will be used by the Carson City Community Development Department as a guide for reviewing individual projects within the boundaries of the Lompa Ranch North SPA.

Lompa Ranch North Specific Plan

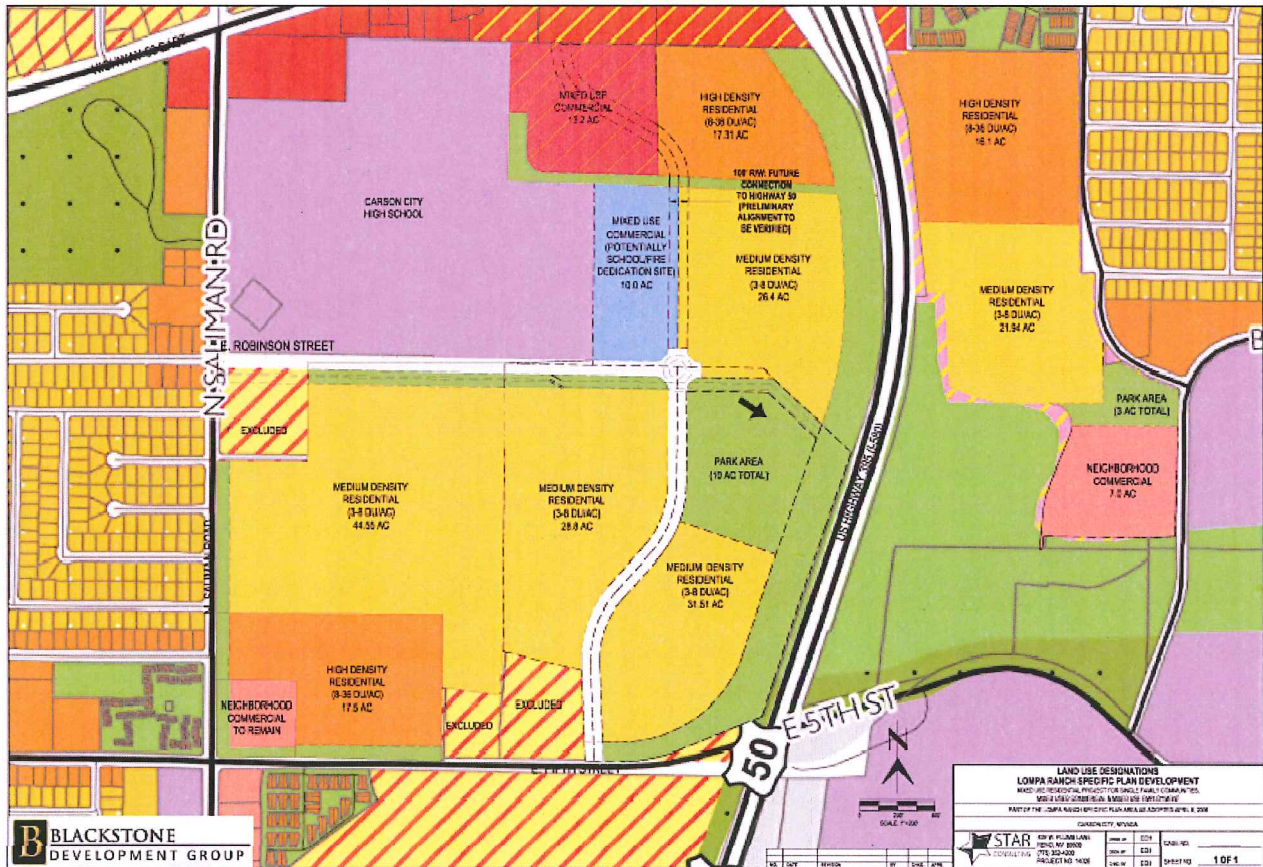
1.4 Allowed Uses

Allowed uses within the Lompa Ranch North SPA shall be determined based on the underlying zoning categories, as included in the Carson City Municipal Code Title 18. The zoning districts included within Lompa Ranch North are depicted below:



Lompa Ranch North Specific Plan

Master Plan land use designations for the Lompa Ranch North SPA are included below:



1.4.1 General Standards

- a) The Lompa Ranch North SPA is envisioned to include a mix of residential uses ranging from 4 units per acre up to 36 units per acre.
- b) Land use is determined based on zoning. Zoning adopted with this Specific Plan shall be reviewed and approved by the Carson City Planning Commission and Board of Supervisors and deemed to be appropriate for the site(s).

Lompa Ranch North Specific Plan

- c) Commercial uses at a varying range of intensities are encouraged within the SPA to serve both new residents of Lompa Ranch North as well as those within the surrounding area. Commercial uses shall be located as to properly relate to adjoining uses.
- d) Uses within Lompa Ranch North shall conform to the underlying zoning district(s) assigned to the individual parcels as outlined in Title 18 of the Carson City Municipal Code
- e) Supplemental review required for specific uses within zoning categories such as Special Use Permits shall remain in effect per the Carson City Municipal Code (refer to allowed uses within individual zoning categories).
- f) This Specific Plan shall not grant any special privileges or waivers in terms of public review or entitlements otherwise required under the Carson City Municipal code in terms of allowed uses or supplemental review.

Lompa Ranch North Specific Plan

3 Public Services and Infrastructure

3.1 Parks, Open Space, and Trails

The Lompa Ranch North SPA envisions a community that is linked together through a system of trails, open space, and parks. The intent of these standards is to implement the provisions of the *Unified Pathways Master Plan*; *Parks and Recreation Master Plan*; and *Open Space Plan* adopted by Carson City.

3.1.1 General Standards

- a) A Landscape Maintenance District (LMD) shall be formed by the Master Developer to provide for the maintenance and upkeep of open space and common area landscaping, trails, and park/recreation facilities and amenities. The LMD shall be in place prior to the issuance of the first certificate of occupancy.
- b) A private homeowner's association (HOA) shall provide for the maintenance of all private landscape features and non-public recreation facilities (i.e. private parks within gated communities, etc.).
- c) Design of open space areas shall follow the standards and policies of the Carson City Open Space Plan, adopted by Carson City in June 2000.
- d) Pathways and trails, other than those described in Section 3.2 (following) shall conform to the standards and policies of the Unified Pathways Master Plan adopted by Carson City on April 6, 2016 (as revised March 15, 2007).
- e) Any new park facilities within the Lompa Ranch North SPA shall conform to the *Parks and Recreation Master Plan* as adopted by Carson City on April 6, 2006.

3.1.2 Trails and Pathways

- a) Trails, pathways, and sidewalks not specifically called out within this section shall conform to the standards outlined in Section 6 of the Carson City Unified Pathways Master Plan (Pathway Types).

Lompa Ranch North Specific Plan

b) For the park area west of the freeway, a meandering path (consistent with Unified Pathways Master Plan standards) shall be constructed along a north/south route, connecting 5th Street to the northern boundary of the SPA area. This pathway may follow a proposed drainage channel(s) where feasible and shall meet the guidelines for an “off-street/multi-use trail.” A multi-use path shall connect to the SPA’s park/recreation facilities in this project.

c) For park area east of the freeway, the north/south trail being constructed by the City shall, at a minimum, include landscaping and pedestrian amenities. Trees (either evergreen or deciduous) shall be planted at a rate of 1 tree per 50 lineal feet with a minimum of 4 shrubs per tree. Park benches shall be located along the trails at a rate of 1 bench per 500 lineal feet of trail along with mileage markers at one-mile intervals.

d) A fitness course may be substituted for park benches along the north/south trail. See examples below:



e) An off-street multi-use path shall be constructed on the freeway’s west side of the Lompa Ranch North SPA along 5th Street and connected to a minimum 10-acre park. Timing of this trail along with final alignment shall be in conjunction with new development and coordinated through the Department of Parks, Recreation, and Open Space.

f) An east-west multi-use path shall connect the existing path along 5th Street with the north/south trail, as depicted in the Unified Pathways Master Plan.

g) As individual subdivisions and/or projects are submitted for review, the applicant/developer shall be required to demonstrate that trail connectivity between parks, trails, and open space is being provided. This shall be to the satisfaction of the Community Development and Parks, Recreation, and Open Space Departments.

h) For park area west of the freeway, trails, pathways, and sidewalks shall provide off-street connectivity from 5th Street to Carson High School and Robinson Street.

Lompa Ranch North Specific Plan

3.1.3 Open Space

- a) All identified wetland areas within the Lompa Ranch North SPA shall be preserved as dedicated open space.
- b) Drainage channels shall be incorporated into open space areas and include trails/paths as described in section 3.1.2
- c) Open space areas shall be maintained through a LMD and/or by a private homeowners association(s).
- d) Landscape medians, parkways, corridors, etc. included within common or open space areas shall be maintained by a private homeowners association(s) and/or through the LMD.
- e) Open space areas that remain private shall not include public access (if privately owned) and shall be maintained by a private homeowners association and not through an LMD.

3.1.4 Parks – General Standards

- a) Parks within the Lompa Ranch North SPA shall be maintained through implementation of a Landscape Maintenance District. Any private parks (without general public access) shall be maintained by a private homeowners association(s).
- b) Opportunities for joint use of park and open space facilities (i.e. stormwater detention basins) shall be a priority within the Lompa Ranch North SPA.
- c) All park facilities and open space areas shall have access to the overall trail and pathway network within the SPA area.
- d) Smaller public parks are discouraged within the SPA in favor of larger community parks. Private small parks or pocket parks may be permitted within individual subdivisions but shall be maintained by a private HOA, not the LMD.
- e) Park facilities within Lompa Ranch North will be coordinated with the Carson City Parks, Recreation, and Open Space Department for review and approval as individual projects within the Lompa Ranch North SPA are brought forward.
- f) Park design shall be consistent with Carson City Parks, Recreation, and Open Space Department guidelines and standards, including water conservation design elements.

Lompa Ranch North Specific Plan

3.1.5 West Side Park

a) Prior to the issuance of the certificate of occupancy for the 750th residential unit west of Interstate 580, the Master Developer shall make available a minimum 10-acre community park site on the west side of the freeway as shown on the adopted land use map. This shall be coordinated through and agreed upon by the Parks, Recreation, and Open Space Department.

3.1.6 East Side Park

a) The Master Developer shall work with the Carson City Parks, Recreation, and Open Space Department and provide for a 3-acre minimum neighborhood park site on the east side of Interstate 580 as depicted on the land use plan. The park site shall be dedicated prior to the issuance of the certificate of occupancy for the 250th residential unit located on the east side of I-580. This shall be coordinated through and agreed upon by the Parks, Recreation, and Open Space Department.

3.2 Sanitary Sewer

a) All new development within the Lompa Ranch North SPA shall be required to connect to municipal sanitary sewer service.

b) A final sewer report demonstrating capacity to serve the development shall be submitted with each individual project within the SPA boundary.

c) The site has no known constraints which would impact the ability to be served by a gravity fed extension of the public sewer.

d) An overall water and sewer technical report shall be submitted to Carson City prior to the first tentative map approval, to ensure that each project phase is properly sized and designed. The Lompa Ranch North Water and Sewer Demand Report is included as Appendix 5 of this document.

3.3 Water Service

a) All new development within the Lompa Ranch North SPA shall be required to connect to municipal water service.

b) All new development shall be required to pay applicable water connection fees and demonstrate that adequate water supply is available to serve the project and dedicated for use.