

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF APRIL 27, 2016

FILE NOS: VAR-16-24 and TSM-16-023

AGENDA ITEMS: F- 4(A) & (B)

STAFF AUTHOR: Hope Sullivan, AICP
Planning Manager

REQUESTS:

A) VAR-16-024 – To consider a request for a Variance to reduce the required driveway approach, and minimum parcel size and dimensions for single-family attached residential lots in the Multi-Family Apartment (MFA) zoning district. *(Note the request for a variance to the rear building setback has been withdraw.)*

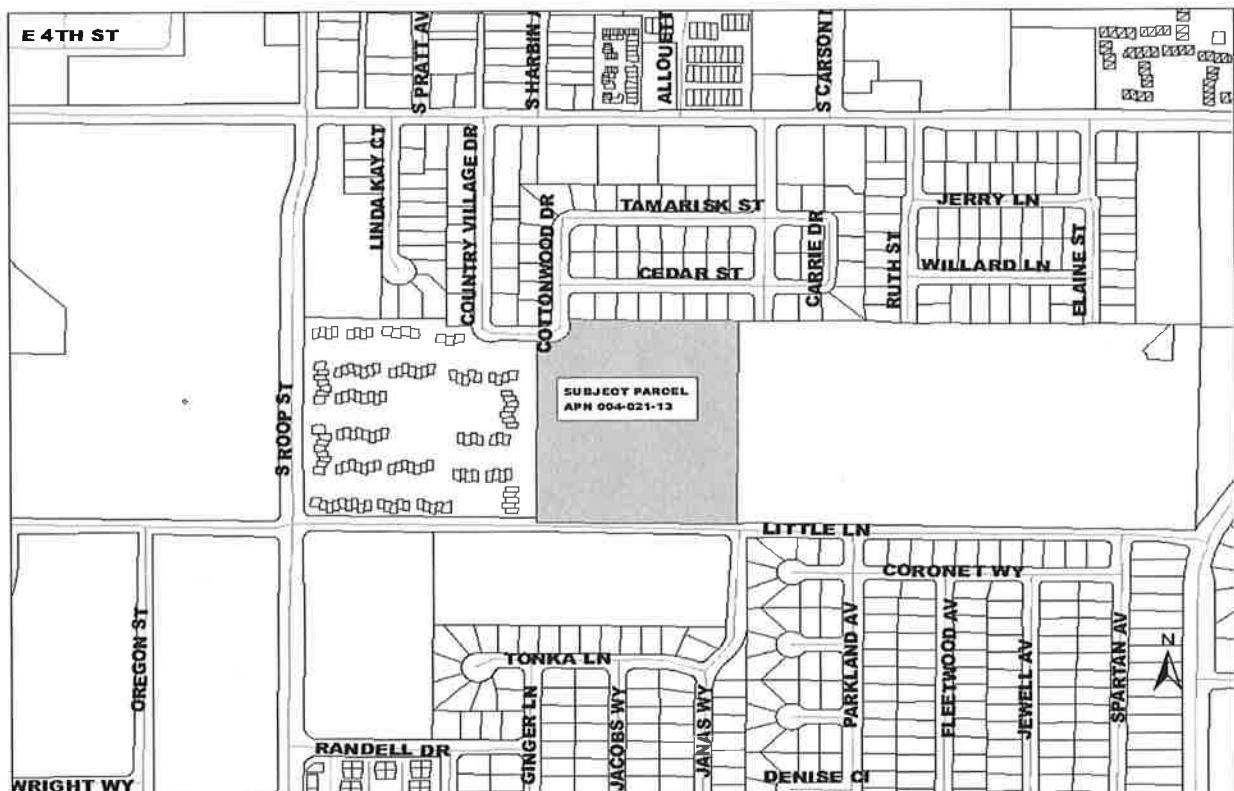
B) TSM-16-023 – To make a recommendation to the Board of Supervisors regarding a Tentative Subdivision Map to create 147 single-family attached residential lots on 10.31 acres in the Multi-Family Apartment (MFA) zoning district.

APPLICANT: Capstone Communities

OWNER: Andersen Family Associates

LOCATION: Little Lane

APN: 004-021-13



RECOMMENDED MOTIONS:

A) VAR-16-024 – “I move to approve VAR-16-024, a request from Capstone Communities (property owner: Andersen Family Associates) for a variance to reduce the required driveway approach, and to reduce the minimum parcel size and dimensions for single-family attached residential lots in the Multi-Family Apartment (MFA) zoning district based on the findings and subject to the conditions of approval contained in the staff report. This motion does not include a variance from the rear setback as the applicant has withdrawn that request.”

B) TSM-16-023 – “I move to recommend to the Board of Supervisors approval of TSM-16-023, a Tentative Subdivision Map known as Arbor Villas, consisting of 147 single family attached residential lots on property zoned Multi-Family Apartment (MFA), located on Little Lane, APN 004-021-13, based on the findings and subject to the conditions of approval contained in the staff report.”

RECOMMENDED CONDITIONS OF APPROVAL

VARIANCE

1. The applicant must sign and return the Notice of Decision including conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. Approval of this Variance shall remain valid concurrent with the Tentative Subdivision Map, TSM-16-023.

TENTATIVE MAP:

The following are general conditions of approval:

1. The applicant must sign and return the Notice of Decision including conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. Prior to submittal of the any Final Map, the Engineering Division shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the Engineering Division for all required on-site and off-site improvements, prior to any submittals for approval of a Final Map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.
3. The 2009 International Energy Code (IECC) will no longer be accepted after June 30, 2016. All Building Division applications received after July 1, 2016 have to be designed in accordance with the 2012 International Energy Efficient Code.
4. Building permit values will be based upon \$112.65 living and \$43.33 for Utility. This is the ICC current data table from the Building Journal as of February 2015. The data table changes every February.
5. The Building Department can record a Master; the first application will be submitted clearly identifying the master and options. All truss and engineering for those options

have to be submitted. The second submittal will be the application with site plan detailing options selected. The site plan would have to show house location with selected options, drainage, utilities, easement, and access, finish grade and finish floor height. The second submit application will be 80 percent of the permit fee.

6. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
7. Improvements, Repairs, Replacement, and Alterations must comply with 2012 International Residential Code for Town Home Construction, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
8. The project must comply with the 2012 IFC and Northern Nevada Fire Code Amendments.
9. Due to street width, no on street parking will be allowed. There must be either a red curb or fire lane signs posted.
10. Hydrant and road improvements must be in place prior to brining combustible materials onto the building sites.
11. Phasing of the hydrants and roads will be allowed, but they must be in place as required by the IFC for each building project.
12. Before the building permit for the 31st dwelling unit is issued, the secondary access must be constructed connecting to Parkland. This must consist of a minimum of a half-street improvement with a minimum width of 27 feet including a 5 foot sidewalk, 2 foot curb and gutter, and a 20 foot wide pavement section.
13. Hydrants must be installed at locations per Appendix C of the 2012 IFC.
14. The project will need to meet all applicable codes found in Title 12.06 and Appendix 18 division 15.5 of the CCMC and all applicable codes found in Chapters 7 and 10 of the 2012 Uniform Plumbing Code (UPC).
15. A Site Improvement Permit will be required for all site improvements intended to serve the entire site.
16. The city will not be responsible for the maintenance of any drainage / open space areas and the common landscape areas within the development.
17. Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the Carson City Building Division will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.
18. A Final Map, prepared in accordance with the Tentative Map, for the entire area for which the Tentative Map has been approved must be approved by the Board of Supervisors for recording within four years after the approval of a Tentative Map unless a longer time is provided for in an approved development agreement with the City.
19. Prior to the recordation of the Final Map for any phase of the project, the improvements

associated with said phase must either be constructed and approved by the City, or the specific performance of said work secured by providing the City with a proper surety in the amount of 150% of the engineer's estimate. In either case, upon acceptance of the improvements by the City, the developer shall provide the City with a proper surety in the amount of 10% of the engineer's estimate to secure the Developer's obligation to repair defects in workmanship and materials which may appear in the work within one year of acceptance by the City.

The following shall be included in the design of the Improvement Plans:

1. A landscape plan in compliance with Carson City Development Standards, Division 3 – Landscaping and with the Open Space requirements, shall be submitted with the Improvement Plans for the proposed project.
2. Provide information on proposed exterior lighting including specification sheets for review with the improvement plans. All exterior lighting shall be in compliance with Carson City Development Standards, Division 1.3.
3. The Improvement Plans shall include an off-street, paved, and shared path along the north side of Little Lane consistent with the Unified Pathways Master Plan.
4. The construction plans must demonstrate turning radii for the fire road around the new buildings of a minimum of 30 feet inside and 50 feet outside.
5. In accordance with CCDS 12.10 and 12.11.10, pavement sections shall be based on subgrade strength values determined by Resistance (R) Value or California Bearing Ratio (CBR) as shown in the Soils Engineering Report. Refer to CCDS Division 17 for soils report requirements. In no case shall the proposed pavement section be less than the minimum section prescribed in standard drawing C-5.1.9 and C-5.1.9.1.
6. Storm drainage facility improvements shall be designed in accordance with CCDS Division 14. A Technical Drainage Study is required with submittal of Improvement Plans in accordance with CCDS 14.9 through 14.10.
7. The Final Map shall demonstrate compliance with a 30 foot building setback on the rear (north) property line.

The following shall be conditions to be completed prior to obtaining a Construction Permit or Final Map:

1. In accordance with CCDS 12.10 and 12.11.10, pavement sections shall be based on subgrade strength values determined by Resistance (R) Value or California Bearing Ratio (CBR) as shown in the Soils Engineering Report. Refer to CCDS Division 17 for soils report requirements. In no case shall the proposed pavement section be less than the minimum section prescribed in standard drawing C-5.1.9 and C-5.1.9.1.
2. Storm drainage facility improvements shall be designed in accordance with CCDS Division 14. A Technical Drainage Study is required with submittal of Improvement Plans in accordance with CCDS 14.9 through 14.10.
3. Final improvement plans for the development shall be prepared in accordance with CCDS Division 19 and the Standard Specifications and Details for Public Works

Construction, as adopted by Carson City.

4. The applicant is responsible for a proper dust and erosion control plan to be used for the duration of this project.
5. If the developer of this subdivision will disturb more than one acre, he/she is required to obtain coverage under NDEP's Construction Stormwater General Permit NVR100000. A Notice of Intent must be filed electronically and submitted with a \$200 fee prior to commencing any earth-disturbing activities at the site. Visit NDEP's Bureau of Water Pollution Control's website at: http://ndep.nv.gov/bwpc/storm_cont03.htm for more information about this permit.

The following must be submitted or included with the Final Map:

1. All Final Maps shall be in substantial conformance with the approved Tentative Map.
2. The following notes shall be added to the Final Map:
 - A. These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance.
 - B. All development shall be in accordance with the Arbor Villas Tentative Map (TSM-16-023).
 - C. The parcels created with this Final Map are subject to the Residential Construction Tax payable at the issuance of Building Permits for residential units.
3. A copy of the signed Notice of Decision shall be provided with the submission of any Final Map.
4. The applicant shall provide evidence to the Planning Division indicating all agencies' concerns or requirements have been satisfied and that all conditions of approval have been met.
5. The District Attorney shall review any CC&Rs prior to recordation of the Final Map.

LEGAL REQUIREMENTS: CCMC 18.02.085 (Variances); CCMC 17.05 (Tentative Maps); CCMC 17.07 (Findings); NRS 278.330; CCMC 18.02.050 (Review); CCMC 18.04.105 (Multi-Family Apartment); and Development Standards 1.7 (Multi-Family Apartment Development Standards)

MASTER PLAN DESIGNATION: High Density Residential (HDR)

ZONING DISTRICT: Multifamily Apartments (MFA)

KEY ISSUES: Does the proposal meet the Tentative Map requirements and other applicable requirements? Will the City or public be materially injured by the approval of the associated abandonment?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Single Family 6000 (SF6)/Single Family Residential
SOUTH: Neighborhood Business (NB)/Vacant
WEST: Multi-family Apartment (MFA-P)/Multi-Family Residential
EAST: Multi-family Duplex (MFD)/Vacant

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X-Shaded (Between 100-year and 500-year flood plain)
SLOPE/DRAINAGE: Generally flat
SEISMIC ZONE: Zone I (Severe) – No identified faults on or adjacent to the property

SITE DEVELOPMENT INFORMATION:

SUBJECT SITE AREA:	10.31 Acres
EXISTING LAND USE:	Vacant Land
TOTAL RESIDENTIAL LOTS:	147 single family attached
PROPOSED LOT SIZES:	Minimum Lot Size 1,005 sqft
PROPOSED SETBACKS:	
Perimeter	N: 30 feet, S: 20 feet, E: 19 feet, W: 20 feet
Internal	0 feet (attached units)
PARKING REQUIRED:	Two spaces per dwelling unit, plus .5 guest spaces per unit
PROJECT PHASING:	Phasing is not currently proposed..
VARIANCES REQUIRED:	Variance to reduce the required driveway approach, and minimum parcel size and dimensions for single family attached residential lots. Since the publication of the agenda, the variance request for the rear setback has been withdrawn.

SITE HISTORY:

CSM-16-005 – Conceptual Subdivision Map Review for 154 Single-family attached residential lots

BACKGROUND:

On February 1, 2016, the applicant participated with City staff in a Conceptual Subdivision Map Review for the proposed project. The letter containing staff comments regarding the conceptual map is included in the application package.

DISCUSSION:

Arbor Villas is proposed to be located on the north side of Little Lane. Adjacent land uses are single family residential, multi-family residential, and vacant land. The subject property is zoned Multi-family Apartments zoning district, and single family residential development is allowed by right in this zoning district.

The applicant is proposes 147 residential lots, intended to contain individually owned attached single family residential homes. The proposed lots are a minimum of 1005 square feet, and are primarily 1006 and 1007 square feet. Each lot represents the “footprint” of the unit and the buildings are surrounded by common area.

For the perimeter lots, the site design will involve the front of the building facing the exterior property line, with rear loaded garages accessed from the internal road system. For the interior lots, the front of the building will face an internal courtyard / open space areas, and the rear loaded garages will also be accessed from the internal roadway system.

As the proposal utilizes a “zero lot line” design, the proposed design will require a variance from the following requirements:

- Development Standard 1.17.3.a: Requirement for a minimum driveway approach from property line to garage doors of 20 feet.
- CCMC 18.04.190: Minimum Lot Area is 6000 square feet, Minimum Lot Width is 60 feet, Minimum Lot Depth is 150 feet..

CCMC Section 18.04.195 – Non-residential Districts Intensity and Dimensional Standards states the following:

Except in the RC, A, P, PN, PC and PR zoning districts, minimum area includes all common areas, parking, landscaping and building areas associated with a project for the purposes of creating building envelopes or condominium units where common access is provided to the project site. Minimum Lot Width (Feet) and Maximum Lot Depth (Feet) requirements may be waived.

As the subject property is in a residential zoning district, this provision, which has been utilized for other developments utilizing a “zero lot line” design, cannot be utilized in this case.

As the subject property is zoned Multi-Family Apartment, the proposed development is required to comply with the Multi-Family Apartment Development Standards identified in Section 1.17 of the Development Standards.

1.17 Multi-Family Apartment Development Standards.

The following standards are intended to establish minimum standards for residential development within the Multi-Family Apartment (MFA) zoning district.

1. Maximum permitted density:
 - a. For one-bedroom or studio units, one unit per 1,200 square feet of area. (36 units / acre)
 - b. For two or more bedroom units, one unit per 1,500 square feet of area. (29 units / acre)

The applicant proposed 2 and 3 bedroom units. Given a project area size of 10.31 acres, and proposed development of 147 lots, the proposed project will yield one unit per 3055 square feet of area. (14.3 units / acre)

2. Maximum building height: 45 feet

The applicant proposes a maximum building height of 28 feet, 6 inches, thus well below the maximum height of 45 feet.

3. Setbacks:

- a. Front yard: 10 feet, plus an additional 10 feet for each story above two stories; minimum driveway approach from property line to garage doors is 20 feet.
- b. Side yard: 10 feet for external project boundaries; minimum 10 feet between residential structures for internal setbacks. Where a side yard is adjacent to a single-family zoning district, an additional 10 feet is required for each story above one story.
- c. Street side yard: 10 feet, plus an additional 5 feet for each story above two stories; minimum driveway approach from property line to garage doors is 20 feet.
- d. Rear yard: 20 feet. Where a rear yard is adjacent to a single-family zoning district, an additional 10 feet is required for each story above one story.

As the applicant designed the site utilizing a 20 foot rear setback, and submitted an application for a variance for the same, the proposal did not initially meet the required setbacks. The applicant has withdrawn the requested variance. Therefore, staff has included a condition that the final map must comply with the required thirty foot rear setback. With this condition, the proposal will meet the setback requirements.

As previously noted, the applicant is seeking to utilize a 7 foot driveway approach as opposed to the required 20 foot approach, and is seeking a variance for the same.

4. Required parking: Two spaces per dwelling unit; and in compliance with the Development Standards Division 2, Parking and Loading.

The applicant proposes that each unit will include a two car garage. As the length of the driveway and the roadway width will preclude parking in either the driveway or on the road, 74 additional guest stalls are dispersed throughout the development.

5. Open Space:

- a. A minimum of 150 square feet per dwelling unit of common open space must be provided. For projects of 10 or more units, areas of common open space may only include contiguous landscaped areas with no dimension less than 15 feet, and a minimum of 100 square feet per unit of the common open space area must be designed for recreation, which may include but not be limited to picnic areas, sports courts, a softscape surface covered with turf, sand or similar materials acceptable for use by young children, including play equipment and trees, with no dimension less than 25 feet.
- b. A minimum of 100 square feet of additional open space must be provided for each unit either as private open space or common open space.
- c. Front and street side yard setback areas may not be included toward meeting the open space requirements.

The proposed development consists of 147 residential lots, thus requiring 36,750 square feet of common open space (150 square feet per unit of common open space, and 100 square feet per unit of either private or common open space is required.) The applicant proposes 68,588 square feet of common open space. The

applicant has not provided a detailed plan for improvements within the open space areas. Staff is recommending a condition of approval that would require the applicant to provide landscape plans and improvement plans as appropriate for the open space areas to demonstrate compliance with the Open Space requirements, specifically with regard to areas designed for recreational use. These plans should be submitted prior to recordation of the Final Map.

6. Landscaping. Landscaping shall comply with the Carson City Development Standards Division 3, Landscaping.

The applicant has not submitted a landscape plan. Staff has recommended a condition of approval that would require the applicant to submit a landscape plan demonstrating compliance with Division 3 at the time improvement plans are submitted.

Staff will address the Tentative Subdivision Map and Variance issues separately for the purposes of legal findings for each, but the Planning Commission should consider and discuss the issues concurrently prior to rendering a decision on either application.

PUBLIC COMMENTS: Public notices were mailed to 55 property owners within 300 feet of the subject site pursuant to the provisions of NRS and CCMC for the Tentative Subdivision Map application. As of the completion of this staff report, 3 letters opposing the application have been received. Any written comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting on April 27, 2016, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS: The following comments were received from City departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Engineering Division:

TENTATIVE MAP RECOMMENDATION: If the tentative map is approved, the Engineering Division has the following recommended conditions of approval for the project:

FINDINGS: The Conceptual Findings by the Engineering Division are:

- (a) *Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;*

The development is required to comply with all applicable environmental and health laws concerning water and air pollution and disposal of solid waste.

- (b) *The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision;*

Water supplied to the development will meet applicable health standards. Carson City's water supply capability will not be exceeded by final approval of this development.

- (c) *The availability and accessibility of utilities;*

All other utilities are available in the area to serve this development.

(d) *General conformity with the governing body's master plan of streets and highways;*
It appears that access will be acceptable after Parkland St improvements are completed.

(e) *The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;*

In general, the development will not cause adverse impacts to the existing street system.

(f) *Physical characteristics of the land such as floodplain, slope and soil.*

The physical characteristics of the area do not preclude the development as proposed.

RECOMMENDATION: If the tentative map is approved, the Engineering Division has the following recommended conditions of approval for the project:

A. Specific Conditions to be included in the Design of the Improvement Plans:

1. In accordance with CCDS 12.10 and 12.11.10, pavement sections shall be based on subgrade strength values determined by Resistance (R) Value or California Bearing Ratio (CBR) as shown in the Soils Engineering Report. Refer to CCDS Division 17 for soils report requirements. In no case shall the proposed pavement section be less than the minimum section prescribed in standard drawing C-5.1.9 and C-5.1.9.1.
2. Storm drainage facility improvements shall be designed in accordance with CCDS Division 14. A Technical Drainage Study is required with submittal of Improvement Plans in accordance with CCDS 14.9 through 14.10.

B. Conditions to be Completed Prior to Submitting for Construction Permit or Final Map

1. Final improvement plans for the development shall be prepared in accordance with CCDS Division 19 and the Standard Specifications and Details for Public Works Construction, as adopted by Carson City.
2. The applicant shall obtain a dust control and stormwater pollution prevention permit from the Nevada Division of Environmental Protection (NDEP). The site grading must incorporate proper dust control and erosion control measures.

C. General Conditions

1. Prior to the recordation of the final map for any phase of the project, the improvements associated with said phase must either be constructed and approved by the City, or the specific performance of said work secured by providing the City with a proper surety in the amount of one hundred fifty percent (150 %) of the engineer's estimate. In either case, upon acceptance of the improvements by the City, the developer shall provide the City with a proper surety in the amount of ten percent (10 %) of the engineer's estimate to secure the Developers obligation to repair defects in workmanship and materials which may appear in the work within one year of acceptance by the City.

DISCUSSION BULLETS: The following discussion is offered within Engineering Division areas of purview relative to the proposed Tentative Map:

- All public water mains will require locator risers and boxes at all direction changes.
- Please show public utility easements for all lots.
- All City sidewalks must be a minimum of 5 feet in width.
- Sidewalks adjacent to parked cars must be 6 feet in width. An alternative here is to use curb stops.
- Please use detail C-5.1.9.1 for the special street section. The detail shown appears to

be very old.

- For utility locations, please use detail C-1.2.4.
- Plan and profile sheets must be included for all utilities to be maintained by the City.
- The grading plan must include street and curb grades.
- Please include a typical lot drainage detail and add a note stating that each home will have a separate grading and drainage plan as part of the home construction submittal.
- An erosion control plan must be included with the construction drawings.
- Please include applicable standard details with the plan set.
- For all new pavement sections, type 2 asphalt concrete is required. Type 3 is for patches and overlays.
- Please show the sight lines for the landscape plans. Sight lines cannot be blocked. It appears some trees may affect the sight distance at street corners.
- The final map must be tied to at least two accepted control points.
- Sewer, domestic water, and fire flow capacity studies will be required which address the effect on existing utilities. None of the submitted studies addressed existing facilities.
- The water main cannot be connected to the 12" main in Little Lane, as it is part of the Arsenic Treatment System. The 8" must be extended from the west to tie into the existing from the south. See CCMC 12.01.210D.
- Sewer and water usage calculations for these reports must be based on the total number of units. The sewer calculations seem to be based on 41 units, not 154 units.
- Water calculations must be based on this 8" main, not the 12" main.
- If the project is done in phases, areas that are not part of the present construction must be protected so the vegetation remains.
- The drainage study must address 100 year off-site flows from the north and the capacity of existing downstream facilities.
- Where are the calculations for the capacities of the detention basins?
- Section 5.2 of the report says that the hydraulic calculations show a significantly smaller 5 year and 100 year volume than the proposed flows, but I can't seem to find the appropriate calculations. Please address.

These comments are based on very general plans. All applicable code requirements will apply whether mentioned in this letter or not.

Building Division:

1. The 2009 IECC will change by state statute during the upcoming year. All applications received after June 2016 have to be designed to the 2012 International Energy Conservation Code.
2. Permit values will be based upon \$112.65 living and \$43.33 for Utility. This is the ICC current data table from the Building Journal as of February 2015. The data table changes every February.
3. The Building Department can record a Master; the first application will be submitted clearly identifying the master and options. All truss and engineering for those options have to be submitted. The second submittal will be the application with site plan detailing options selected. The site plan would have to show house location with selected options, drainage, utilities, easement, and access, finish grade and finish floor height. The second submit application will be 80 percent of the permit fee.
4. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.

5. Improvements, Repairs, Replacement, and Alterations must comply with 2012 International Residential Code for Town Home Construction, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.

Fire Department:

1. Project must comply with the 2012 IFC and Northern Nevada Fire Code amendments.
2. Street radius turns have changed on plans from what was submitted on CSM 16-005. Submittal for TSM 16-023 is not acceptable and must be changed to 30' inside radius and 50' outside radius turns.
3. Due to street width, no on street parking will be allowed. There must be either red curb or fire lane signs posted.
4. Hydrants and road improvements must be in place prior to bringing combustible materials on building sites.
5. Phasing of the hydrants and roads will be allowed but they must be in place as required by the IFC for each building project.
6. Hydrants must be installed at locations per Appendix C of the 2012 IFC.
7. Prior to the issuance of the building permit for the 31st dwelling unit, a secondary access road must be provided per IFC 107.1

Environmental Control: Required compliance with CCMC Title 12.06 and Appendix 18 Division 15.5, and all applicable codes found in Chapters 7 and 10 of the 2012 Uniform Plumbing Code.

Health Department: No concerns.

Parks and Recreation: Comments received regarding CSM 16-005.

1. This project will be subject to the collection of Residential Construction Tax, per CCMC Chapter 15.60 - Residential Construction Tax and NRS 278.4983/Assembly Bill 25, effective May, 2015.
2. The Unified Pathways Master Plan identifies an off-street, paved, and shared path along the north side of Little Lane. Our department, as part of the City's conditions for the project, will require the path's installation during the project's first phase.
3. The Parks and Recreation Master Plan identifies on page A-16 that in Neighborhood #13 (where the project is located) there is a need for a neighborhood park. It is our department's understanding that the City will require the establishment of the road alignment for Parkland Avenue as a condition of approval for the project. This will separate a 2.5 to 3.0 acre parcel from the larger tract of property to the east. This small parcel is an ideal location and the right size for a small neighborhood park and our department would like to discuss the acquisition and/or donation of this property with the current land owners. The City is looking for only a willing seller and if acquiring the land is even a remote possibility, our department would like to discuss with the developer and

current property owner that during the project's parcel map process a separate parcel be created for this 2.5 to 3.0 acre piece of land.

4. On pages 6-7 and 6-8 of the Parks and Recreation Master Plan, the +/-30 acres of property on the north side of Little Lane was one site that was considered in Carson City for a future community park. This particular site did not evaluate well as a community park location due to its the proximity of Mills Park and the potential duplication of service areas. Our department believes a neighborhood park would be a better land use within this residential area.
5. The City will not be responsible for the maintenance of any drainage/open space areas and the common landscape areas within the development.

School District: No comments received.

Nevada Department of Transportation: minimal impact on NDOT infrastructure.

VARIANCE FINDINGS: Staff recommends approval of the Variance request based on the findings below and the information contained in the attached reports and documents subject to the recommended conditions of approval, and further substantiated by the applicant's written justification. Note these findings do not address the variance for the rear building setback as that variance request has been withdrawn. In making findings for approval, the Planning Commission must consider:

- a. ***That because of special circumstances applicable to the subject property, including shape, size, topography or location of surrounding, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification;***

The proposed development, although correctly described as single family attached, is very similar to a multifamily residential development, also an allowed use in the MFA zoning district. The subdivision of land is allowing each unit to be under individual ownership, whereas an apartment complex would all each unit to be rented.

The subdivision of land, and the "zero lot line" design is resulting in the inability to meet the required minimum lot size and lot dimensions. Had this been an apartment complex with no subdivision of land but a similar dwelling unit design and configuration, there would be no change to the existing lot size or lot dimensions.

In terms of the driveway approach, the applicant is suggesting a seven foot long driveway as opposed to a 20 foot long drive. This will preclude parking on the driveway. The applicant is proposing a two car garage, and seventy four guest spaces. Note that due to the width of the roadway, parking on the roadways will not be permitted.

Division 2 of the Development Standards required two spaces per dwelling unit, as well as one additional off-street parking space per two units in cases where on-street parking is prohibited. The applicant has proposed 74 guest parking spaces in addition to the two garage spaces provided. This is consistent with the provisions of Section 2.2 of the Development Standards.

The provisions of garages is driving the need for individual driveways. Again, had this been an apartment complex, uncovered parking could have been utilized to meet the

parking requirement. The garage is an attractive amenity to the property owner. Given the provision of guest parking resulting in compliance with the total parking requirement, the driveway will not be necessary to accommodate parking demand.

- b. *That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant;***

As noted, the applicant is proposing a fairly unique product. The impacts are primarily on site as driveways are off of the internal roadway system, and the lot size and dimensions will primarily impact only those who also live in this development.

- c. *That the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of person residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.***

As noted, the requested variances will impact primarily other residents in the development in terms of not meeting required lot sizes and dimensions and, driveway length. With the withdrawal of the variance for the rear setback, staff finds the request will not adversely affect the neighborhood.

TENTATIVE MAP FINDINGS: Staff recommends approval of the Tentative Subdivision Map based on the findings below and in the information contained in the attached reports and documents, pursuant to CCMC 17.05 (Tentative Maps); 17.07 (Findings) and NRS 278.349, subject to the recommended conditions of approval, and further substantiated by the applicant's written justification. In making findings for approval, the Planning Commission and Board of Supervisors must consider:

- 1. *Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.***

The development is required to comply with all applicable environmental and health laws concerning water and air pollution and disposal of solid waste.

- 2. *The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision.***

Water supplied to the development will meet applicable health standards. Carson City's water supply will not be exceeded by final approval of this development.

- 3. *The availability and accessibility of utilities.***

All utilities are available in the area to serve this development.

- 4. *The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks.***

The project is located within an existing neighborhood that is served by existing schools, sheriff protection, transportation facilities and parks. The proposed subdivision will not overburden these services.

5. ***Access to public lands. Any proposed subdivision that is adjacent to public lands shall incorporate public access to those lands or provide an acceptable alternative.***

The proposed subdivision is located within a developed area of Carson City that is not adjacent to public lands. Access is not required in this case.

6. ***Conformity with the zoning ordinance and land use element of the City's Master Plan.***

The proposed subdivision is consistent with the Master Plan for permitted primary uses in the High Density Residential (HDR) land use designation. Primary uses in this land use area include apartments, condominiums, townhomes, fourplexes and duplexes.

7. ***General conformity with the City's Master plan for streets and highways.***

The proposed subdivision conforms to the City's master plan for streets.

8. ***The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.***

Per the City's Traffic Development Standards, two points of access are required. To meet this requirement, the applicant proposes the dedication and construction of Parkland Avenue. With the dedication and construction of Parkland Avenue, the second point of access can be realized, thus creating compliance.

9. ***The physical characteristics of the land such as flood plains, earthquake faults, slope and soil.***

The physical characteristics of the site do not preclude the development as proposed.

10. ***The recommendations and comments of those entities reviewing the subdivision request pursuant to NRS 278.330 thru 278.348, inclusive.***

The recommendations of reviewing departments and other entities have been incorporated into the conditions of approval for the proposed subdivision, as applicable.

11. ***The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.***

The project is located within an existing neighborhood that is served by fire protection services in the area. Adequate water is provided in the area to meet fire demands, and the project will be required to install additional fire hydrants and meet required fire flows to meet current standards. Proposed on-site turning radii will not accommodate fire access, and will need to be modified so as to demonstrate compliance with Fire Department requirements as part of the improvement plans.

12. ***Recreation and trail easements.***

The Unified Pathways Master Plan identifies an off-street, paved, and shared path along the northside of Little Lane. The conditions of approval recommend the installation of this improvement.

Attachments

- Site Aerial Photo
- City and State Comments
- Public Correspondence
- Tentative Map Application (TSM-16-023)
- Variance Applicant (VAR-16-024)



April 18, 2016

TSM-16-023

Please add comment #7 based on the new information:

1. Project must comply with the 2012 IFC and Northern Nevada Fire Code amendments.
2. Street radius turns have changed on plans from what was submitted on CSM 16-005. Submittal for TSM 16-023 is not acceptable and must be changed to 30' inside radius and 50' outside radius turns.
3. Due to street width, no on street parking will be allowed. There must be either red curb or fire lane signs posted.
4. Hydrants and road improvements must be in place prior to bringing combustible materials on building sites.
5. Phasing of the hydrants and roads will be allowed but they must be in place as required by the IFC for each building project.
6. Hydrants must be installed at locations per Appendix C of the 2012 IFC.
7. Prior to the issuance of the 31st building permit, a secondary access road must be provided per IFC 107.1

Please note comment #2. I spoke with Drew Motter from Manhard last week regarding this issue but haven't heard anything back.

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

Hope Sullivan

From: Dave Ruben
Sent: Wednesday, April 20, 2016 1:20 PM
To: Hope Sullivan; Stephen Pottey
Subject: RE: Arbor Villas

Works for me. Thanks!

From: Hope Sullivan
Sent: Wednesday, April 20, 2016 10:34 AM
To: Stephen Pottey; Dave Ruben
Subject: Arbor Villas

Guys:
Below is how I wrote the condition. Please advise of changes.

Thanks.

12. Before the building permit for the 31st dwelling unit is issued, the secondary access must be constructed connecting to Parkland. This must consist of a minimum of a half-street improvement with a minimum width of 27 feet including a 5 foot sidewalk, 2 foot curb and gutter, and a 20 foot wide pavement section.

Hope



MEMORANDUM

DATE: April 6, 2015
TO: Susan Pansky and Kathe Green – Planning
FROM: Rory Hogen – Engineering
RE: TSM 16-023 Tentative Subd. Map for Arbor Villas Subd.
Engineering Text for Planning Commission Staff Report

The following text is offered for inclusion in the Planning Commission staff report for the above referenced land use proposal:

GENERAL: The Engineering Division has considered the elements of NRS 278.349, the Carson City Municipal Code and the Carson City Development Standards in its review of the tentative map described above.

This recommendation for 'approval with conditions' from the Engineering Division is based on conceptual level analysis that indicates the development as proposed will currently meet or will meet with concurrent improvements, prior to final map approval, Nevada Revised Statutes, the Carson City Municipal Code and the Carson City Development Standards. With the request for final approval of any and all phases, detailed engineering analysis addressing the following issues and recommending system improvements will be submitted to the Engineering Division.

FINDINGS: The Conceptual Findings by the Engineering Division are:

(a) *Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;*

The development is required to comply with all applicable environmental and health laws concerning water and air pollution and disposal of solid waste.

(b) *The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision;*

Water supplied to the development will meet applicable health standards. Carson City's water supply capability will not be exceeded by final approval of this development.

(c) *The availability and accessibility of utilities;*

All other utilities are available in the area to serve this development.

(d) General conformity with the governing body's master plan of streets and highways;

It appears that access will be acceptable after Parkland St improvements are completed. Parkland must be completed before any certificate of occupancy is issued.

(e) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;

In general, the development will not cause adverse impacts to the existing street system.

(f) Physical characteristics of the land such as floodplain, slope and soil.

The physical characteristics of the area do not preclude the development as proposed.

RECOMMENDATION: If the tentative map is approved, the Engineering Division has the following recommended conditions of approval for the project:

A. Specific Conditions to be included in the Design of the Improvement Plans:

1. In accordance with CCDS 12.10 and 12.11.10, pavement sections shall be based on subgrade strength values determined by Resistance (R) Value or California Bearing Ratio (CBR) as shown in the Soils Engineering Report. Refer to CCDS Division 17 for soils report requirements. In no case shall the proposed pavement section be less than the minimum section prescribed in standard drawing C-5.1.9 and C-5.1.9.1.
2. Storm drainage facility improvements shall be designed in accordance with CCDS Division 14. A Technical Drainage Study is required with submittal of Improvement Plans in accordance with CCDS 14.9 through 14.10.

B. Conditions to be Completed Prior to Submitting for Construction Permit or Final Map

1. Final improvement plans for the development shall be prepared in accordance with CCDS Division 19 and the Standard Specifications and Details for Public Works Construction, as adopted by Carson City.
2. The applicant shall obtain a dust control and stormwater pollution prevention permit from the Nevada Division of Environmental Protection (NDEP). The site grading must incorporate proper dust control and erosion control measures.

C. General Conditions

1. Prior to the recordation of the final map for any phase of the project, the improvements associated with said phase must either be constructed and approved by the City, or the specific performance of said work secured by providing the City with a proper surety in

the amount of one hundred fifty percent (150 %) of the engineer's estimate. In either case, upon acceptance of the improvements by the City, the developer shall provide the City with a proper surety in the amount of ten percent (10 %) of the engineer's estimate to secure the Developers obligation to repair defects in workmanship and materials which may appear in the work within one year of acceptance by the City.

DISCUSSION BULLETS: The following discussion is offered within Engineering Division areas of purview relative to the proposed Tentative Map:

- All public water mains will require locator risers and boxes at all direction changes.
- Please show public utility easements for all lots.
- All City sidewalks must be a minimum of 5 feet in width.
- Sidewalks adjacent to parked cars must be 6 feet in width. An alternative here is to use curb stops.
- Please use detail C-5.1.9.1 for the special street section. The detail shown appears to be very old.
- For utility locations, please use detail C-1.2.4.
- Plan and profile sheets must be included for all utilities to be maintained by the City.
- The grading plan must include street and curb grades.
- Please include a typical lot drainage detail and add a note stating that each home will have a separate grading and drainage plan as part of the home construction submittal.
- An erosion control plan must be included with the construction drawings.
- Please include applicable standard details with the plan set.
- For all new pavement sections, type 2 asphalt concrete is required. Type 3 is for patches and overlays.
- Please show the sight lines for the landscape plans. Sight lines cannot be blocked. It appears some trees may affect the sight distance at street corners.
- The final map must be tied to at least two accepted control points.
- Sewer, domestic water, and fire flow capacity studies will be required which address the effect on existing utilities. None of the submitted studies addressed existing facilities.
- The water main cannot be connected to the 12" main in Little Lane, as it is part of the Arsenic Treatment System. The 8" must be extended from the west to tie into the existing from the south. See CCMC 12.01.210D.
- Sewer and water usage calculations for these reports must be based on the total number of units. The sewer calculations seem to be based on 41 units, not 154 units.
- Water calculations must be based on this 8" main, not the 12" main.
- If the project is done in phases, areas that are not part of the present construction must be protected so the vegetation remains.
- The drainage study must address 100 year off-site flows from the north and the capacity of existing downstream facilities.

TSM 16-023 Arbor Villas Subd.
Engineering Text for Planning Commission Staff Report
April 8, 2016

- Where are the calculations for the capacities of the detention basins?
- Section 5.2 of the report says that the hydraulic calculations show a significantly smaller 5 year and 100 year volume than the proposed flows, but I can't seem to find the appropriate calculations. Please address.

These comments are based on very general plans. All applicable code requirements will apply whether mentioned in this letter or not.

March 28, 2016

TSM-16-023

Building has no additional comments from CSM-16-005

Shawn Keating CBO

"There's no use talking about the problem unless you talk about the solution"

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

Cell 775-230-6623

March 23, 2016

Major Project Review Committee

Re: # TSM – 16 - 023

Dear Kathe,

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 TSM – 16-023 Little Lane request:

1. ECA has no specific comments other than project will need to meet all applicable codes found in Title 12.06 and Appendix 18 Division 15.5 of the Carson City Municipal Code (CCMC) and all applicable codes found in Chapters 7 and 10 of the 2012 Uniform Plumbing Code (UPC).

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

April 12, 2016

SUP-16-018

Health and Human Services has no concerns with the application as submitted.

SUP-16-019

Health and Human Services has no concerns with the application as submitted.

SUP 16-021

Health and Human Services has no concerns with the application as submitted.

VAR-16-022

Health and Human Services has no concerns with the application as submitted.

TSM-16-023

Health and Human Services has no concerns with the application as submitted.

VAR-16-024

Health and Human Services has no concerns with the application as submitted.

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

April 11, 2016

TSM-16-023 Arbor Villas

Please find the following comments on TSM-16-023 Arbor Villas from Transportation staff:

- Staff appreciates the applicant's responsiveness to providing a road connection to Parkland Avenue and a pedestrian connection to Country Village Drive
- Due to the recent action and discussion by the Board to impose a unit development fee on the Lompa Ranch Development, what is the expectation for this development regarding whether or not a similar fee or impact fee will be enacted

Please contact us with any questions.

Thanks,

Dirk

Dirk Goering, AICP
Transportation Planner
Carson City Public Works Department/
Carson Area Metropolitan Planning Organization
3505 Butti Way
Carson City, NV 89701
Ph: 775-283-7431
Fx: 775-887-2112



STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

District II
310 Galletti Way
Sparks, Nevada 89431
(775) 834-8300 FAX (775) 834-8319

March 28, 2016

BRIAN SANDOVAL
Governor

RUDY MALFABON, P.E., Director

Carson City
Planning Division
108 E. Proctor St
Carson City, NV 89706

TSM-16-023
Arbor Villas
APN: 004-221-13 Little Lane

Attention: Ms. Kathe Green, Assistant Planner

Dear Ms. Green:

I have reviewed the request for the proposed creation of 147 single-family attached units with a request to vary driveway approach length, parcel dimensions and setbacks (Little Lane).

This request are outside of NDOT jurisdiction and appear to have minimal impact on NDOT infrastructure. Thank you for the opportunity to review this development proposal. NDOT reserves the right to incorporate further changes and/or comments as the design review advances. Please feel free to contact me at (775)834-8309, if you have any further questions or comments.

Sincerely,

DocuSigned by:
A handwritten signature in black ink that reads "Jae Pullen".
DC8D2FB8D948439...

3/28/2016

Jae Pullen, PE, PTOE
Traffic Engineer

cc: Thor Dyson, District Engineer
File

Carson City Planning Commission
Planning Division
108 E. Proctor St.
Carson City, Nevada 89701

April 19, 2016

RE: File No. TSM-16-023; Tentative Subdivision Map
File No. VAR-16-024; Variance

Dear Commission Chair Esswein and Commissioners Sattler, Owens, Castro, Salerno, Green, and Monroy,

My name is Ella Davis and I live on 711 Cottonwood Dr. I am writing in regards to my opposition to the Arbor Villas development proposed by the Andersen Family and Carson City Planning Manager, Hope Sullivan.

My husband and I moved our family to Carson City in 1965, when we purchased our home on Cottonwood Dr. It was the third home built in our Mountain Vista subdivision. The neighborhood has been quiet with little traffic for over 50 years. The proposed subdivision has no consideration for the existing 1-story neighborhood, its long-time residents, and the peace and views they have enjoyed.

The proposal surrounds the existing neighborhood with high density development, additional traffic and noise, and threatens our life-style. The traffic from Arbor Village on Parkland to 5th St. will cause a burden to those existing homes on Parkland and add additional traffic on already busy 5th St. The increased density requested through a Variance should be rejected as it is inconsistent with existing zoning and allowed density.

Arbor Villas adjoins the Tanglewood Apartment development to the west. When Tanglewood was developed in 1978, it affected three single family residences and adjustments were made. The homes affected were granted an additional 10' of property to their exiting parcels and the apartments adjoining properties to the north were made one-story. Tanglewood was developed as Condominiums for sale as individual units. After two years, they could not be sold and were rezoned and rented as apartments.

The density of Arbor Villas is not consistent with the adjoining Tanglewood Apartments or our Mountain Vista subdivision. I am asking that the density be reduced and development restricted to one-story attached homes rather than two-story. I have included exhibits labeled Options 1, 2, and 3 in order of preference.

Option 1 requests 24 units along the backyards of homes located on Cedar St., Cottonwood Dr., and Parkland Ave. be removed and the additional units be one-story with all exits routed to Little Lane.

Option 2 requests all units be one-story with all exits routed to Little Lane.

Option 3 requests 24 units along the backyards of homes located on Cedar St., Cottonwood Dr., and Parkland Ave. be removed and additional units remain with all exits routed to Little Lane.

Whatever is approved, there are several unanswered questions. Our property valued will be affected when backing a wall of apartments. Windows will be facing into the backyards of one-story homes; we will have no more privacy. Where are the school buses going to pick up students? What kind of barrier will be built between the existing homes and Arbor Villas? How far will the development be set back from existing homes?

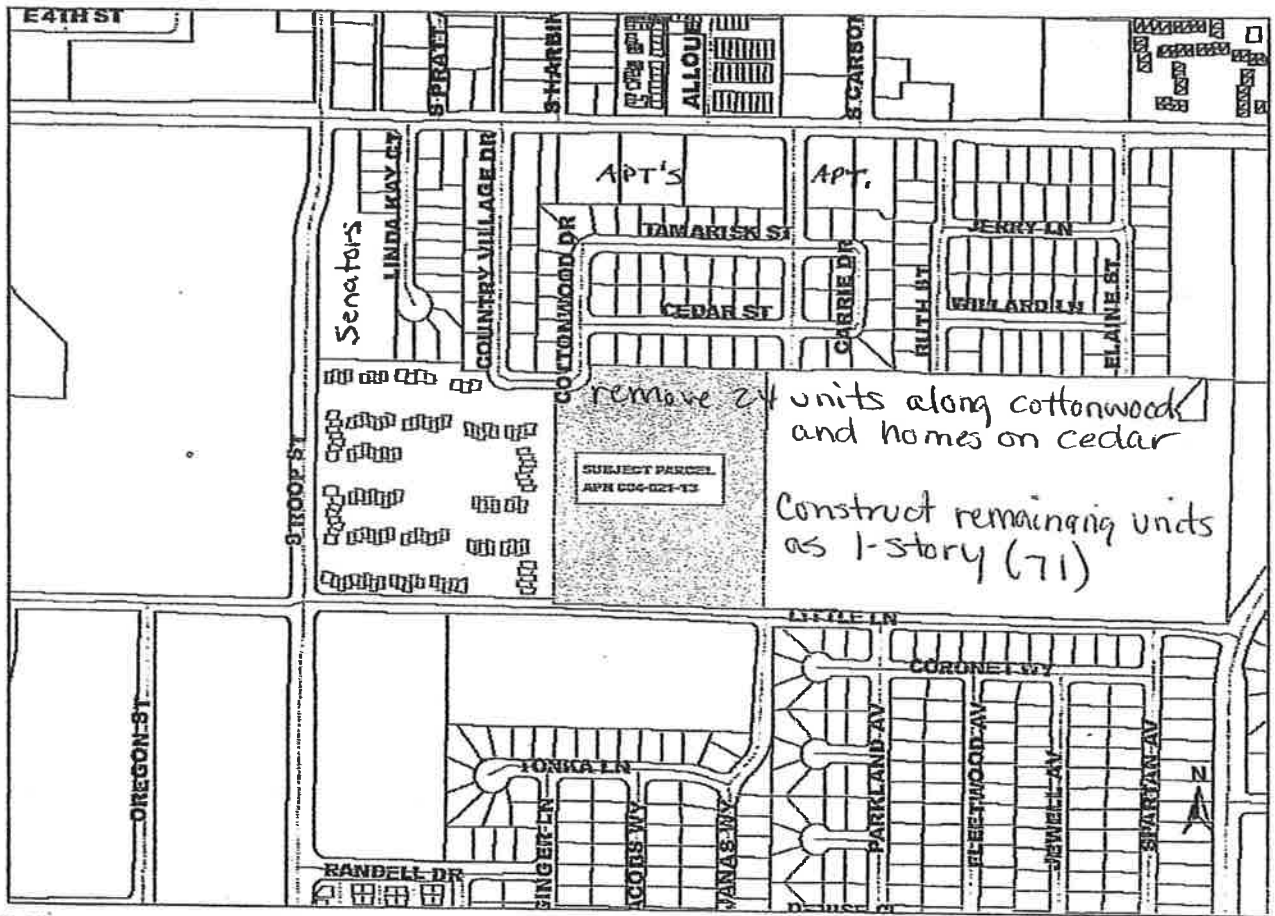
Your attention and consideration is appreciated. Please reject the Arbor Villas Plan as proposed. Thank you.

Sincerely,

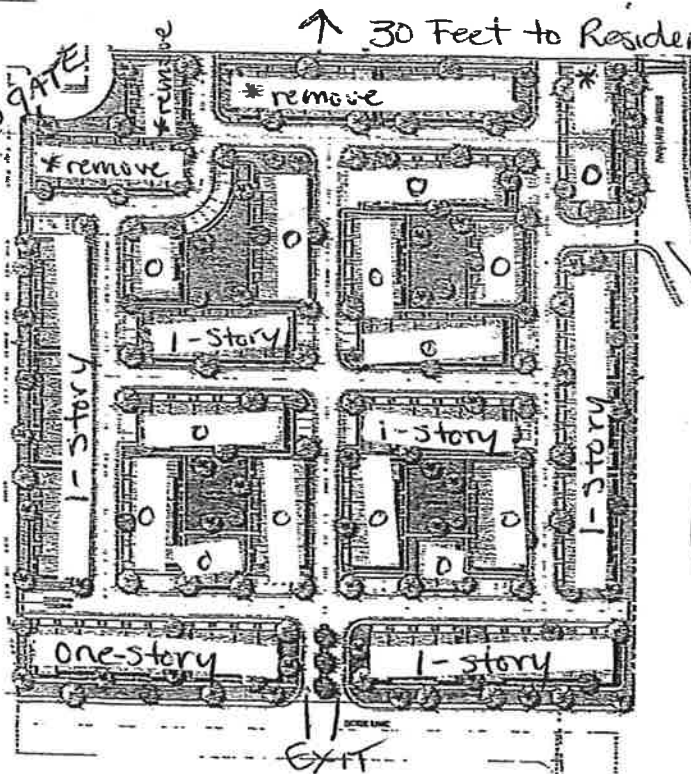
Ella Davis
711 Cottonwood Dr.
Carson City, NV 89704
775-882-3887



OPTION #1



VICINITY MAP TSM-16-023 & VAR-16-024



↑ 30 Feet to Residential

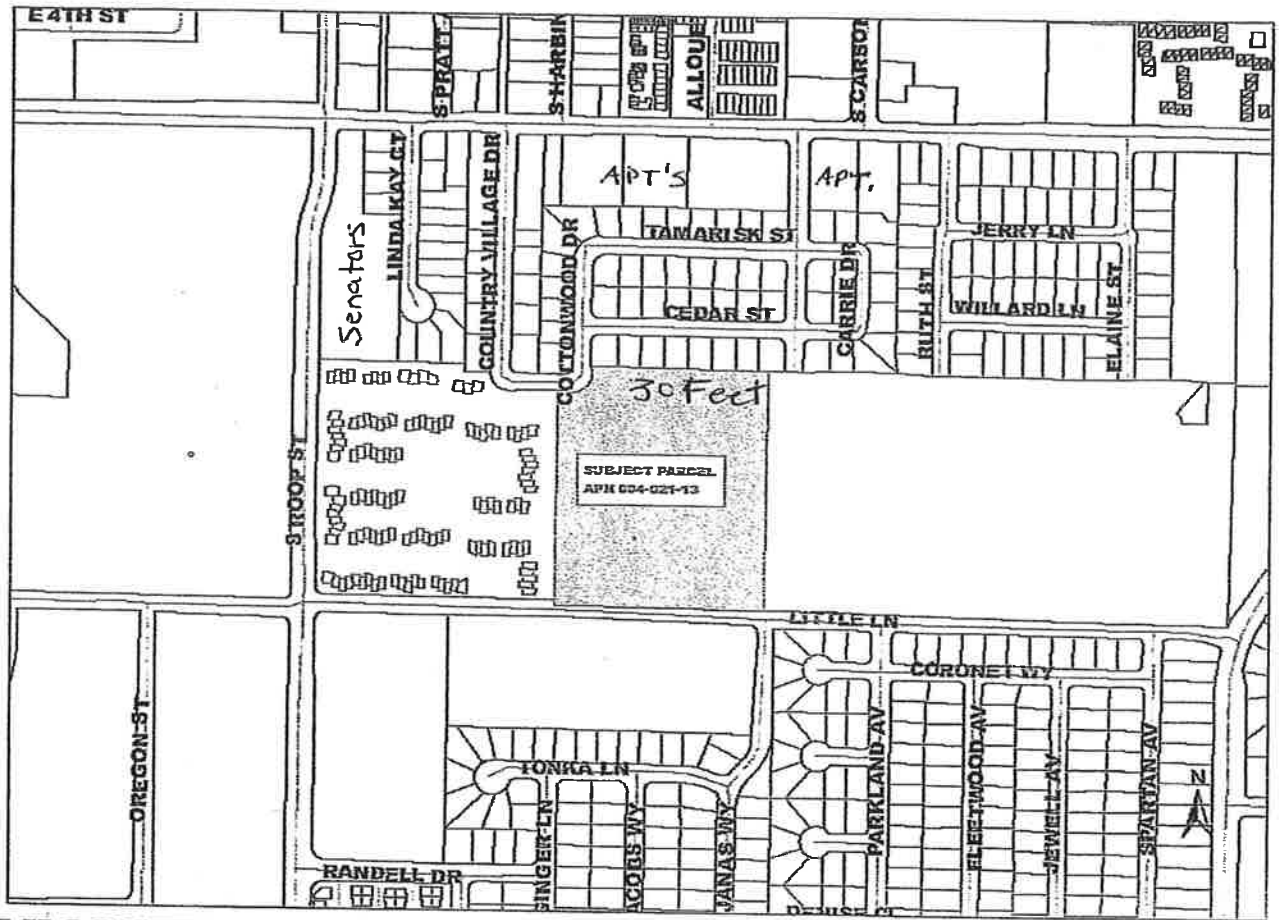
emergency exit only to 5th St
2 Little Lane exits
Ø Parkland Exits to 5th st.



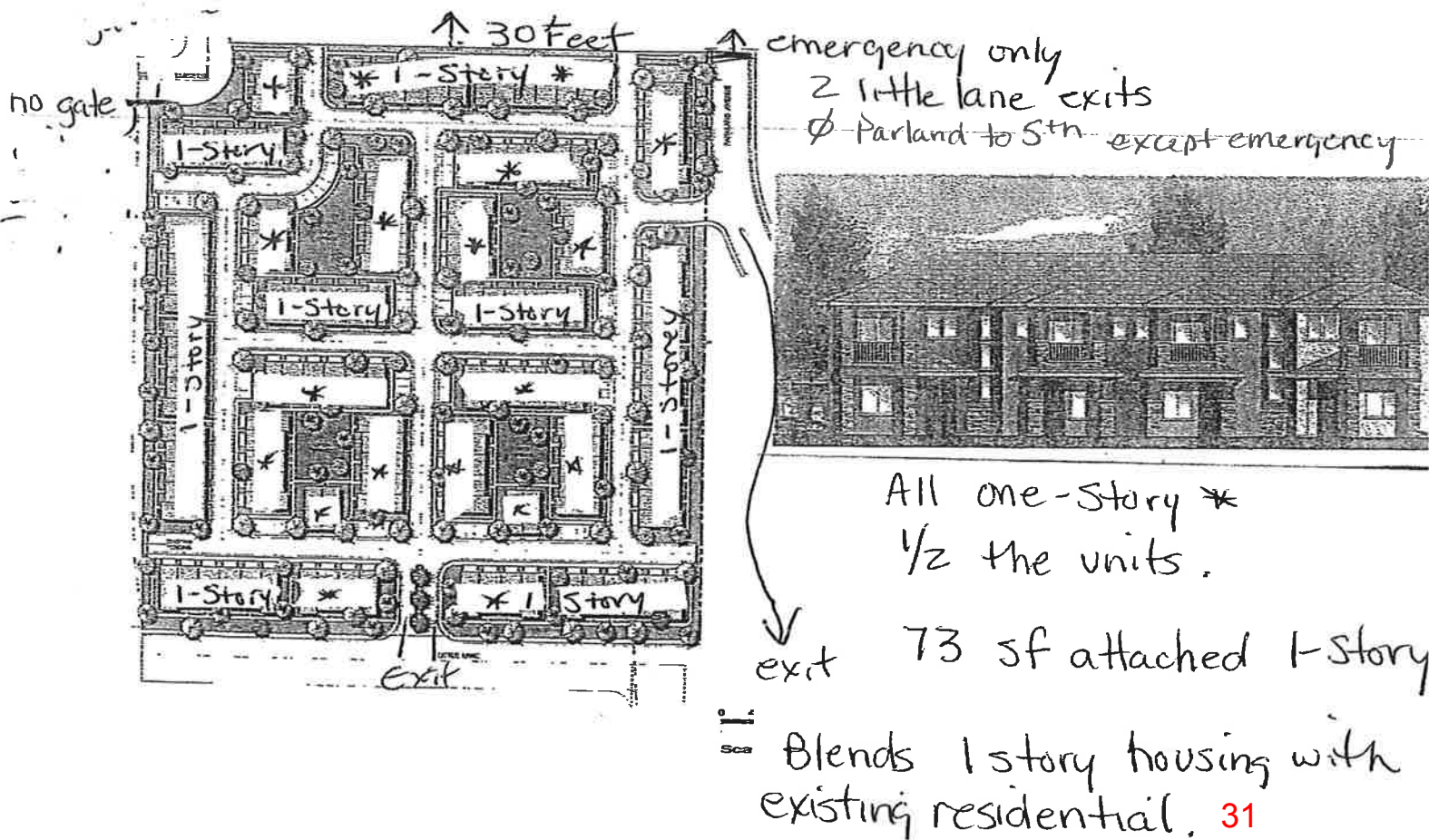
* Remove 24 units
Ø 1-Story remaining in
(71 - 1-Story units)

exit

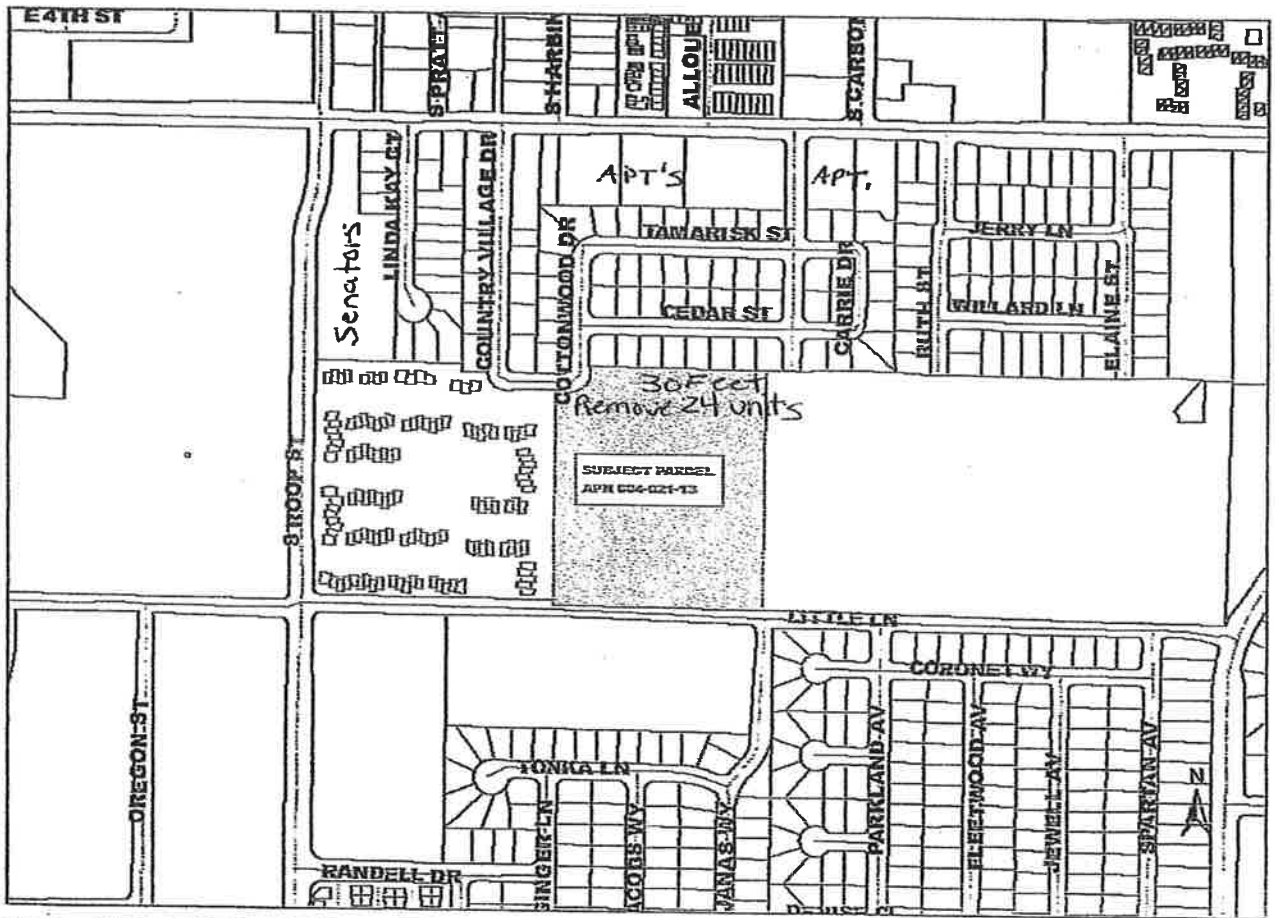
OPTION 2



VICINITY MAP TSM-16-023 & VAR-16-024

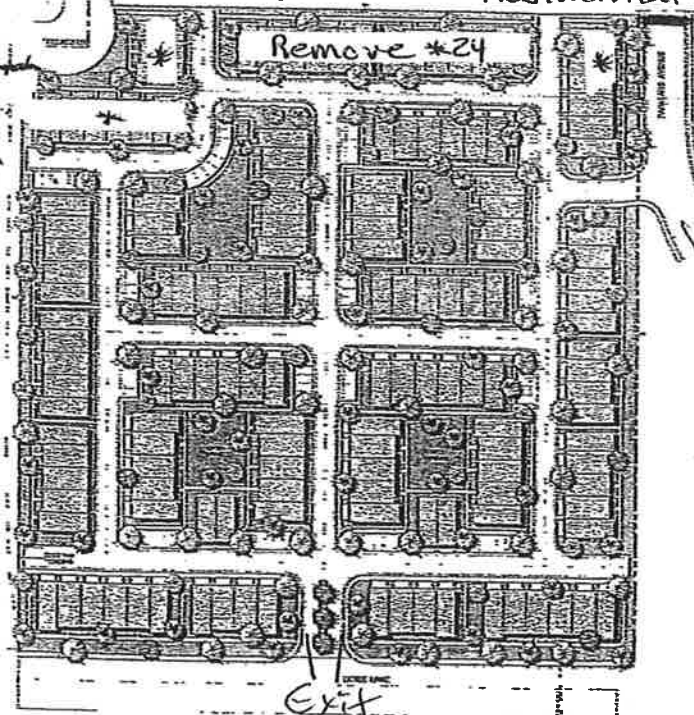


OPTION 3

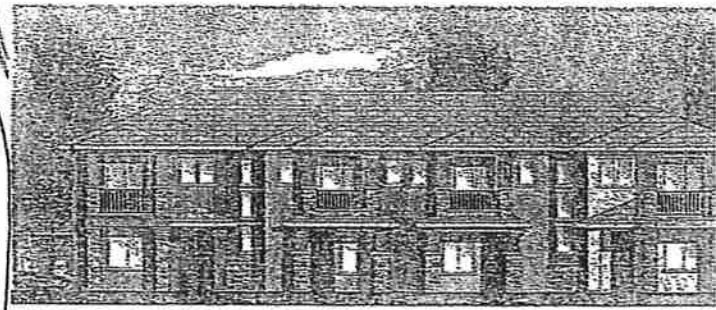


VICINITY MAP TSM-16-023 & VAR-16-024

↑ 30 Feet to Residential SF



→ emergency only to 5th str.
2 little lane exists
Ø Parkland to 5th str exits



Remove 24 units *
at Cottonwood & along
residences on Cedar.
exit Leaves 123 units similar
to Tanglewood.

Hope Sullivan

From: Micheal Snyder <mpsnyder1@gmail.com>
Sent: Monday, April 18, 2016 9:54 PM
To: Hope Sullivan
Subject: Arbor Villas
Attachments: Easement to the south.pdf

Dear Hope,

I have been working away from home so my being home to receive this announcement is quite by chance.

I bought my home 12 years ago and have enjoyed the beautiful views of the Pinenuts and Job's Peak. I felt they were more valuable than the house.

With that said I knew this day was coming but not to this magnitude. It is ridiculous to think that a planner with the best interest for Carson City would even consider putting 147 families on a little over 10 acres.

I have attached a agreement that I was presented with at the time I was deciding to make this home purchase. It states the property owner of this area to the south of me would provide the 25 foot easement but then only single story structure and the 150 foot to a 2 story structure.

I will be out of town for your meeting but please put me on any list and advise me what I need to do to prevent this project from proceeding as designed, Thank You.

Mike

Micheal P. Snyder
1025 Cedar St.
Carson City, NV 89701-5025

H (775) 888-2033
M (605) 546-2272
W (916) 752-2618

February 14, 1978

TO WHOM IT MAY CONCERN:

In furtherance of negotiations and representations among certain homeowners in the Saliman Road and Roop Street area, specifically, that intended for the development of a planned unit development known as Tanglewood, the developer, Genco Industries agrees in consideration of no objection and cooperation from said homeowners to the following:

1. Genco Industries will deed twenty-five (25) feet of land to extend the south borders of all homeowners lots that are immediately adjacent to the Tanglewood planned unit development upon close of escrow between developer and seller.

2. The developer will cause to be moved the present utility easement with Sierra Pacific Power Company and Nevada Bell Telephone Company to the south a distance of twenty-five (25) feet and relocate all utilities underground as phases of the development herein proceed with construction. Should relocation of these utilities as referenced be possible on an earlier basis then developer will exercise every good effort to relocate them accordingly.

3. Developer will trench and backfill underground utility lines to individual homes provided homeowners have paid for transformers and utility lines and have made available open access to said property within thirty (30) days after developer has notified them in writing that it is prepared to proceed with said trenching and backfilling.

4. Developer will provide a twenty-five (25) foot buffer strip between the new established property line of homeowners and the north row of any units which will be of a one (1) story nature.

5. Developer will provide at least a one hundred and fifty (150) foot buffer from the original north line of said property to any proposed two (2) story unit.

6. Developer will eliminate all swimming pools in the project in order to conserve water.

7. Developer will not provide residents of the planned unit development any new access to roads in the present three (3) home subdivisions bordering to the north and will discourage any such use with natural barriers wherever possible.

FREE COOPER PROMISED THAT COOPER WOULD PAY ALL COSTS FOR HOOK-UP OF UTILITIES FOR HOMEOWNERS

YEN, SPENT IN EXCESS OF (\$3000) UNDER HUNDRED DOLLARS, FEB. 15TH 1978 AT 9:00 PM. COOPER PROMISED TO PAY

RECEIVED

APR 15 2016

CARSON CITY
PLANNING DIVISION

To Carson City Planning Commission

Re: Proposed condos

The proposed construction of condos on a plot of land between Little Lane and East Fifth Street would be a detriment to the neighborhood. The homes that border the north side of this plot would suffer a severe financial loss. This neighborhood already has enough multi family units. It is a quiet area with the only traffic to and from the area homes.

The homes on the north side of this proposed development have a great view of Job's Peak and the mountains to the south. With the construction of two story buildings, this view would no longer exist and along with it, the privacy of the back yards. This would have a negative impact on property values.

As a long time resident of this neighborhood (forty eight years) I strongly urge the Carson City Planning Commission to reject this proposal. There would be no objection to single story, single family homes.

Thank you for consideration in this matter.

Charles Muller
1123 Cedar St.
Carson City, Nv. 89701
775-220-6242
oldpaint85us@sbcglobal.net



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701

(775) 887-2180

www.carson.org

www.carson.org/planning

February 10, 2016

Mr. Chris Baker
Manhard Consulting
3476 Executive Pointe Way
Carson City, NV 89706

SUBJECT: CSM-16-005 – Conceptual Subdivision Map Review
Little Lane
154 Single-family attached residential lots

REVIEW DATE: February 1, 2016

SITE INFORMATION:

APN: 004-021-13
Project Size: 10.31 acres
Master Plan Designation: High Density Residential (HDR)
Zoning: Multi-Family Apartments (MFA)

The following is a summary of the comments provided from City staff at the Conceptual Review meeting held on February 1, 2016, regarding the proposed Little Lane Subdivision.

PLANNING DIVISION – Contact Susan Dorr Pansky, Planning Manager

1. An application for a Tentative Subdivision Map must be submitted in accordance with the Carson City Municipal Code, Section 17.05, Tentative Maps, in order to subdivide the property as proposed on the Conceptual Map. As presented, the proposed development does not require any Special Use Permits or Variances.

The Tentative Subdivision Map application must include or address the following items:

2. Although single family attached residential units are proposed, because the project is located in the Multi-Family Apartment zoning district, it is required that the application demonstrate how the proposed project meets Carson City Development Standards, Division 1.17 – Multi-Family Apartment Development Standards as follows:

The following standards are intended to establish minimum standards for residential development within the Multi-Family Apartment (MFA) zoning district.

1. *Maximum permitted density:*
 - a. *For one-bedroom or studio units, one unit per 1,200 square feet of area.*

7. Please make sure that sidewalks are clearly identified on the Tentative Map. On the Conceptual Map several departments mistook the setback area for sidewalks on the street side.
8. Please show proposed cluster mail box locations. It is recommended to meet with the post office before submittal of the Tentative Map to establish appropriate locations for mailboxes.
8. Please provide details of any perimeter fencing.
9. Please provide a conceptual level landscaping plan as a part of the Tentative Subdivision Map application.
10. It is recommended to meet with the School District address a bus stop location to serve the development or identify the nearest school bus stop that would serve the development.

ENGINEERING DIVISION – Contact Stephen Pottéy, Project Manager

This Division has completed a review of the above referenced project.

Based on our review, the following comments are offered:

1. Any engineering work done on this project must be wet stamped and signed by an engineer licensed in Nevada. This will include site, grading, utility and erosion control plans as well as standard details.
2. All construction work must be to Carson City Development Standards (CCDS) and meet the requirements of the Carson City Standard Details.
3. Fresh water must be used for dust control. Contact our Public Works Dept. at 887-2355.
4. New electrical service must be underground.
5. A full Conceptual Drainage Study must be submitted to address drainage issues with the Tentative Subdivision map. See Carson City Development Standards (CCDS) section 14 for more information.
6. A sealed traffic study must be submitted with the Tentative Map. Please see section 12 of CCDS.
7. A sealed sewer, water and fire flow study must be submitted with the Tentative Map. Please see section 15 of CCDS.
8. This project will need a Storm Water Pollution Prevention Permit from Nevada Division of Environmental Protection.
9. This project will need a Surface Area Disturbance Permit from Nevada Division of Environmental Protection.
10. A sealed Geotechnical Report for the whole site should be submitted with the Tentative Map.

11. Street lighting requirements of Section 12 of CCDS must be met.
12. A dust palliative will need to be applied to areas that will be left disturbed for an extended period of time.
13. A 10' wide multi-purpose pedestrian path must be shown entering the development from Country Village Drive on the Tentative Map.
14. The Little Lane street profile to the west, with curb, gutter, and bike lane, must be extended to the east property line.
15. All other new streets must have sidewalks shown along one side of the street in the tentative map, with the exception of Parkland Ave, which must have sidewalks on both sides.
16. Due to the length of the driveways, parking will not be allowed in the driveways. Proper signage will be required, and must be shown in building permit submittals.
17. Street cross section must match Carson City detail C-5.1.9.1 for Special Roadway Sections for Urban Streets with the exception that sidewalk will only be required on one side.
18. The subdivision entrance width and radii must be decreased. The wide entrance with large radii curb returns encourages higher speeds, and is thus not bike or pedestrian friendly.
19. FEMA flood zone maps for Carson City are in the process of being updated. This update may affect the subject parcel.

These comments are based on a very general site plan and do not indicate a complete review. All pertinent requirements of Nevada State Law, Carson City Code, and Carson City Development Standards will still apply whether mentioned in this letter or not.

BUILDING DIVISION – Contact Shawn Keating, Chief Building Official

1. The 2009 IECC will change by state statute during the upcoming year. All applications received after June 2016 have to be designed to the 2012 International Energy Conservation Code.
2. Permit values will be based upon \$112.65 living and \$43.33 for Utility. This is the ICC current data table from the Building Journal as of February 2015. The data table changes every February.
3. Our Department can record a Master; the first application will be submitted clearly identifying the master and options. All truss and engineering for those options have to be submitted. The second submittal will be the application with site plan detailing options selected. The site plan would have to show house location with selected options, drainage, utilities, easement, and access, finish grade and finish floor height. The second submit application will be 80 percent of the permit fee.
4. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.

5. Improvements, Repairs, Replacement, and Alterations must comply with 2012 International Residential Code for Town Home Construction, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.

FIRE DEPARTMENT – Contact Dave Ruben, Fire Marshal

1. The project must comply with the 2012 IFC and Northern Nevada Fire Code amendments.
2. Due to street width, no on street parking will be allowed. There must be either red curb or fire lane signs posted.
3. Hydrants and road improvements must be in place prior to bringing combustible materials on building sites. Phasing of the hydrants and roads will be allowed but they must be in place as required by the IFC for each building project.
4. Hydrants must be installed at locations per Appendix C of the 2012 IFC.

PARKS AND RECREATION DEPARTMENT – Contact Vern Krahn, Park Planner

1. This project will be subject to the collection of Residential Construction Tax, per CCMC Chapter 15.60 - Residential Construction Tax and NRS 278.4983/Assembly Bill 25, effective May, 2015.
2. The Unified Pathways Master Plan identifies an off-street, paved, and shared path along the north side of Little Lane. Our department, as part of the City's conditions for the project, will require the path's installation during the project's first phase.
3. The Parks and Recreation Master Plan identifies on page A-16 that in Neighborhood #13 (where the project is located) there is a need for a neighborhood park. It is our department's understanding that the City will require the establishment of the road alignment for Parkland Avenue as a condition of approval for the project. This will separate a 2.5 to 3.0 acre parcel from the larger tract of property to the east. This small parcel is an ideal location and the right size for a small neighborhood park and our department would like to discuss the acquisition and/or donation of this property with the current land owners. The City is looking for only a willing seller and if acquiring the land is even a remote possibility, our department would like to discuss with the developer and current property owner that during the project's parcel map process a separate parcel be created for this 2.5 to 3.0 acre piece of land.
4. On pages 6-7 and 6-8 of the Parks and Recreation Master Plan, the +/-30 acres of property on the north side of Little Lane was one site that was considered in Carson City for a future community park. This particular site did not evaluate well as a community park location due to its the proximity of Mills Park and the potential duplication of service areas. Our department believes a neighborhood park would be a better land use within this residential area.
5. The City will not be responsible for the maintenance of any drainage/open space areas and the common landscape areas within the development.

HEALTH DEPARTMENT – Contact Dustin Boothe, Division Manager

No comments received.

ENVIRONMENTAL CONTROL – Contact Mark Irwin, Environmental Control Officer

No comments.

Thank you for your Conceptual Map submittal. If you have further questions, please contact the Planning Division at (775) 887-2180, or contact the applicable department staff member as listed below.

Planning Division –

Susan Dorr Pansky, Planning Manager
(775) 283-7076

Email: spansky@carson.org

Engineering Division –

Stephen Pottéy, Project Manager
(775) 887-2300

Email: spottey@carson.org

Building Division –

Shawn Keating, Chief Building Official
(775) 887-2310

Email: skeating@carson.org

Fire Prevention –

Dave Ruben, Fire Marshal
(775) 283-7153

Email: druben@carson.org

Health Department –

Dustin Boothe, Division Manager
(775) 283-7220

Email: dboothe@carson.org

Environmental Control Division –

Mark Irwin, Environmental Control Officer
(775) 283-7380

Email: mirwin@carson.org

Sincerely,
Community Development Department, Planning Division



Susan Dorr Pansky, AICP

cc: Conceptual Review Committee
File CSM-16-005

Attachments:
Relevant Pages from Carson City Parks and Recreation Master Plan

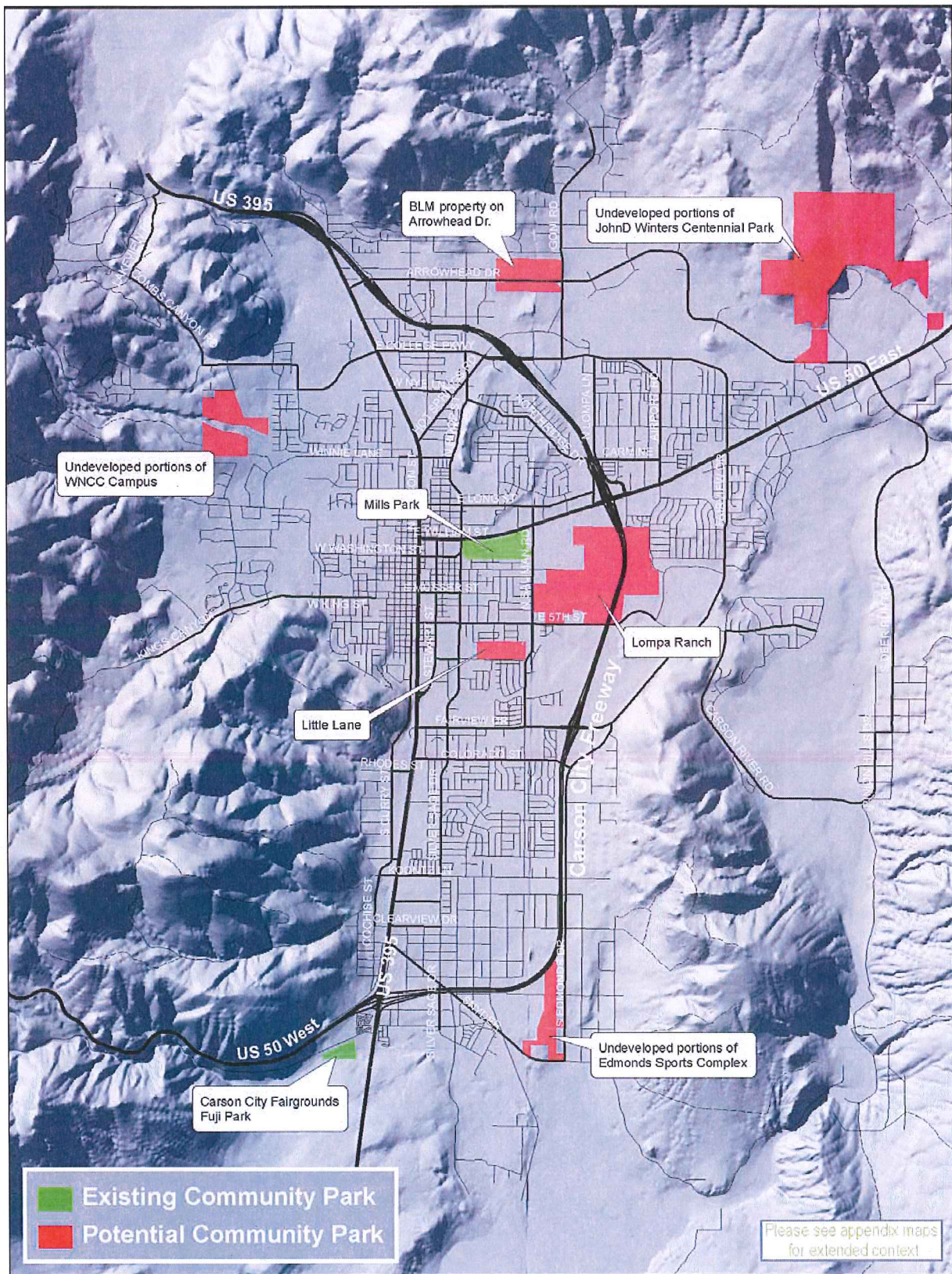
6.3.3 OPPORTUNITIES

There are currently a number of vacant tracts of land within Carson City large enough to be considered for Community parks. Each is evaluated below:

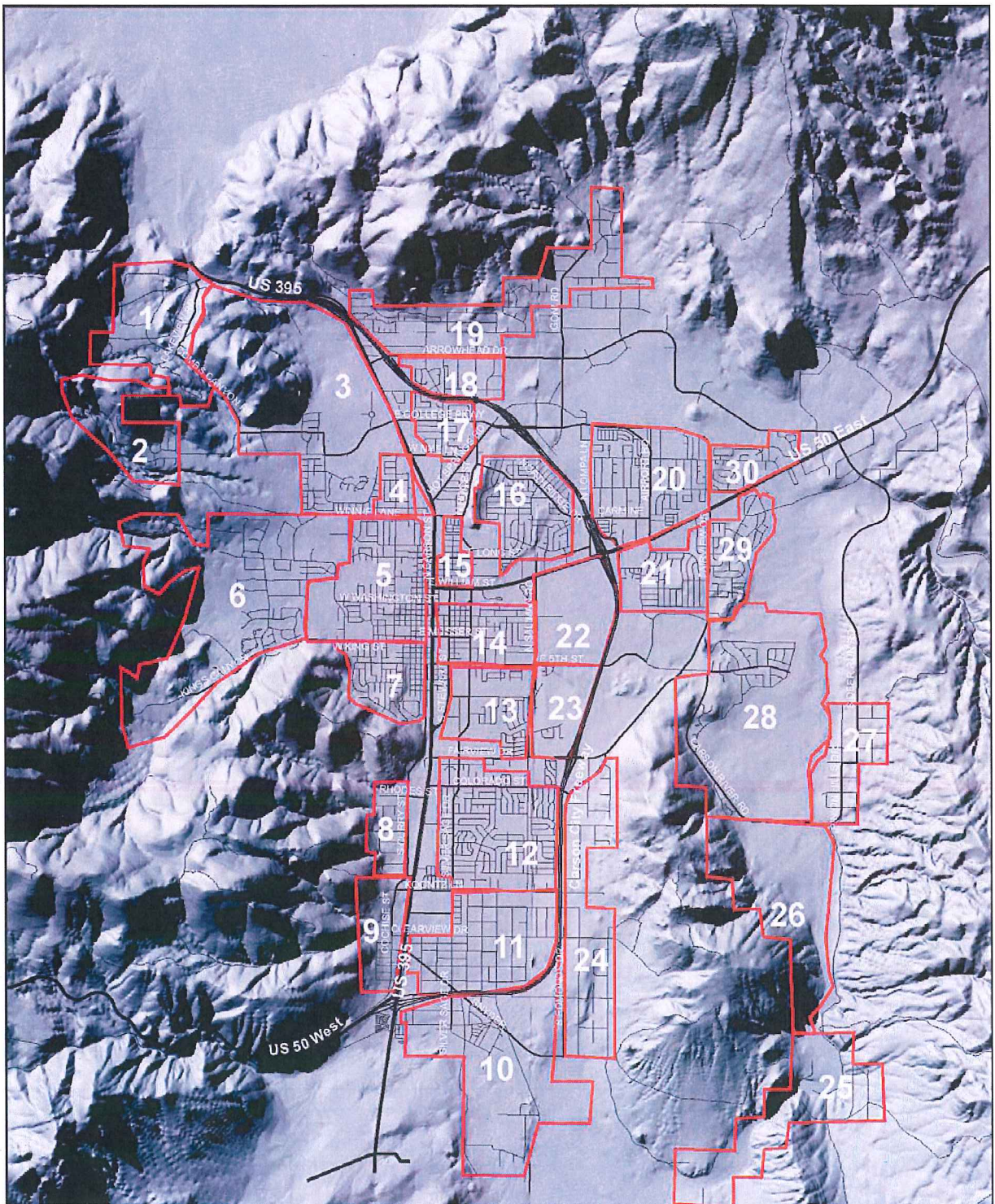
- ✎ Undeveloped portions of Edmonds Sports Complex—The freeway will cut off a portion of Edmonds, but it will still have undeveloped areas that could become a Community park. Although relatively central to Carson City in the east/west dimension, it is somewhat south of the core area of the community. This land is already in City ownership. It will not have direct, convenient Freeway access, and Freeway crossings will make it a little difficult to access from neighborhoods to the northwest.
- ✎ Undeveloped land on Little Lane—This relatively large tract of land on the north side of Little Lane is relatively flat, surrounded by residential development and very central to the city. But it is only 1/2 mile south of Mills Park and significantly duplicates its service area. The fact that it is in private ownership, with relatively high densities surrounding suggests that it may be somewhat expensive to acquire.
- ✎ BLM property on Arrowhead Drive combined with additional unused Airport land west of Goni Road—The BLM manages an 80-acre parcel that spans both sides of Arrowhead Drive, northwest of the airport, all of which would make an excellent community park. The eastern 40 acres of this BLM property are currently used (under a patent/lease) as a milling site. The City may not be able to acquire the eastern 40 acres until it is no longer leased for private use. The land is gently sloping to the south, but has excellent views of the City. It could be combined with unused airport land to the southeast (flight patterns make it unusable for development purposes). The BLM parcel is central to the city in an east/west direction and could serve the northern quadrant of the community. It will have relatively good access from new Freeway exits. It may be possible to acquire the BLM parcel through the Recreation & Public Purposes (R&PP) process. A no- or low- cost-lease may be possible from the Airport Authority.
- ✎ Lompa Ranch property—Perhaps the largest vacant parcel in Carson City is the Lompa Ranch. It is adjacent to Carson High School and they could have joint uses. However, there are a number of considerations that make the Lompa property less suitable for a Community park:
 - It is relatively close to Mills Park.
 - Its visibility from the Freeway suggests a value as a commercial use.
 - Private ownership will increase the cost of acquisition
- ✎ Portions of the WNCC campus—As the WNCC campus continues to expand, there is growing interest in providing sports fields for student use. It may be possible to joint venture with the College to develop a Community park with sports facilities shared between the college and the city. However, the negative factors are that the campus location is not central or accessible from a significant portion of the city, and there are major practical challenges to shared uses with a college program—the demands for use will be concurrent rather than complementary.
- ✎ Undeveloped portions of JohnD Winters Centennial Park—There are portions of JohnD Winters Centennial Park large enough to serve Community park functions, but they have rolling, steeper terrain and are not particularly close to, or accessible from, residential areas.

6.3.4 IMPLEMENTATION STRATEGIES

1. Priorities for a third Community park for the city are:
 - A. Arrowhead Drive/Airport parcel
 - B. Improve undeveloped portions of Edmonds Sports Complex as a Community park



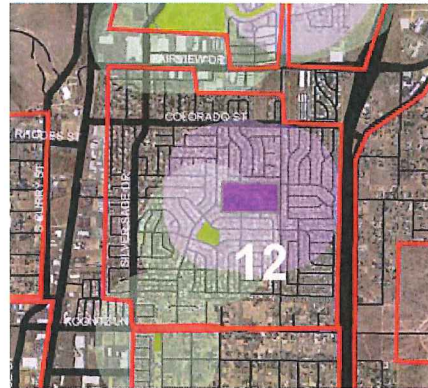
Existing Community Parks and Potential Community Park Sites.



Neighborhood Boundaries.

12

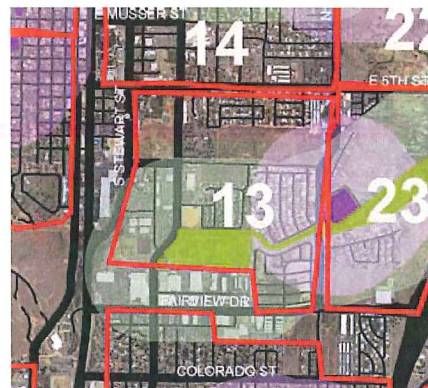
PARK:	Sonoma Park
TYPE:	Traditional
SIZE:	5 acres
NOTES:	34% of population within walking distance of Park
SCHOOL:	Seeliger Elementary School 60% of population within walking distance of School



OBSERVATIONS:	This central Carson City neighborhood is predominantly single family and relatively built-out. It is served by Sonoma Park and Seeliger Elementary. There are a few undeveloped tracts of land in the SE (and somewhat underserved) quadrant of the neighborhood, on the north side of Koontz Lane.
SURVEY:	Q19: Moderate support (46%) for additional Neighborhood parks. Q17: 65% support the general addition of Neighborhood parks, with 57% support for Natural parks.
IMPLEMENTATION STRATEGIES:	Focus on improvements to Seeliger Elementary School to better serve a Neighborhood park function.

13

PARK:	Governors Field and Linear Park
TYPE:	Sports Complex and Natural
SIZE:	22 acres
NOTES:	62% of population within walking distance of Park
SCHOOL:	None



OBSERVATIONS:	This southern portion of this neighborhood is within walking distance of Governors Field, and a portion of the Linear Park trail system. Governors Field is not a true neighborhood park, but does provide open space and some recreation facilities including play equipment. Fremont Elementary is close by, but on the other side of busy Saliman Road (neighborhood 23). In general the neighborhood has a high concentration of apartments, and therefore a relatively high density. Large tracts on either side of Little Lane have the potential to be developed at similarly high densities, creating a need for more Neighborhood facilities.
SURVEY:	Q19: There is a moderate desire for a Neighborhood park (44%). Q17: A similar proportion of respondents (45%) supported a general addition of Neighborhood parks, with a 60% support for Natural parks.
IMPLEMENTATION STRATEGIES:	Develop at least one Neighborhood park in the northern portion of this neighborhood. Options include: A) two smaller parks (4 to 5 acres) on the north and south sides of Little Lane; B) 6-acre park south side of Little Lane;

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

FOR OFFICE USE ONLY:

FILE # TPUD – 16 -

TENTATIVE MAP FOR A PUD

APPLICANT	PHONE #
Capstone Communities	775-657-8600

STATE FEES: See checklist. Submit the two state checks at the time of initial application submittal.

MAILING ADDRESS, CITY, STATE, ZIP
9441 Double Diamond Parkway #14, Reno, NV 89521

FEE: \$3,450.00 + noticing fee + CD containing application digital data (all to be submitted once the application is deemed complete by staff)

ENGINEER	PHONE #
Manhard Consulting	775-882-5630

SUBMITTAL PACKET

See checklist (fill out checklist and return to staff with the application packet)

MAILING ADDRESS, CITY, STATE, ZIP
3476 Executive Pointe Way, Carson City, NV 89706

Application Reviewed and Received By:

EMAIL ADDRESS
cbaker@manhard.com

PROPERTY ADDRESS, CITY, STATE, ZIP
Little Lane, Carson City, NV 89706

PRESENT ZONING	APN(S)
Multi-Family Apartment	004-021-13

REQUEST: In accordance with the provisions of Title 17 of the Carson City Municipal Code, application is hereby made for a Planned Unit Development on property situated at:
Little Lane, Carson City, NV 89706, APN 004-021-13

The required modifications to Carson City's Land Use Regulations are as follows:
No modifications are requested at this time. This plan was designed in accordance with MFA zoning regulations

ACKNOWLEDGMENT OF APPLICANT: (a) I certify that the foregoing statement are true and correct to the best of my knowledge and belief; (b) I agree to fulfill all conditions established by the Board of Supervisors.

Applicant's Signature

Date

PROPERTY OWNER'S AFFIDAVIT

I, _____, 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

Address

Date

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

STATE OF NEVADA)
COUNTY)

On _____, 20____, 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: In order to avoid unnecessary time delays in processing your develop project, it is important that it be as complete as possible when submitted. A checklist is available to assist you and your engineer. If you have further questions regarding your application, please call the Planning Division at 775-887-2180.

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: 18.08.025, or Development Standards, Division _____, Section _____, a request to allow a variance as follows:

In accordance with CCMC Section 18.08.025, a variance request is necessary to reduce required front and side yard setbacks for a new development.

I, _____, 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 _____ Address _____ Date _____

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 Division personnel can help you make the above determination.

VARIANCE APPLICATION QUESTIONNAIRE

PLEASE TYPE OR PRINT IN BLACK INK ON SEPARATE SHEETS AND ATTACH TO YOUR APPLICATION

State law requires that the Planning Commission and possibly the Board of Supervisors consider and support the questions below with facts in the record. These are called “FINDINGS”. Since staff’s recommendation is based on the adequacy of your findings, you need to complete and attach the Proposal Questionnaire with as much detail as possible to ensure that there is adequate information supporting your proposal.

The questionnaire lists the findings in the exact language found in the Carson City Municipal Code (CCMC), then follows this with a series of questions seeking information to support the findings.

(On an attached sheet, list each question, read the explanation, then write your answer in your own words.)

Answer the questions as completely as possible so that you provide the Commission and possibly the Board of Supervisors with the details that they need to consider your project. Please keep in mind that approval of a variance will **not** be considered on the basis of an economic hardship. If the question does not apply to your situation, explain why. **BEFORE A VARIANCE CAN BE GRANTED, FINDINGS FROM A PREPONDERANCE OF EVIDENCE MUST INDICATE THAT THE FACTS SUPPORTING THE PROPOSED REQUEST ARE INCORPORATED INTO YOUR APPLICATION.**

GENERAL REVIEW OF PERMITS

Source: CCMC 18.02.085. (1) The Planning Commission and possibly the Board of Supervisors, in reviewing and judging the merit of a proposal for a variance, shall direct its considerations to, and find that the following conditions and standards are met:

FINDINGS

Question 1. Describe the special circumstances or conditions applying to the property under consideration which exist making compliance with the provisions of this title difficult and a cause of hardship to, and abridgment of a property right of the owner of the property; and describe how such circumstances or conditions do not apply generally to other properties in the same land use district and explain how they are not self-imposed.

Explanation A. Think about your situation and state what is different about your property that makes your variance request necessary. Is it the topography, the design, size, etc. of your parcel, and why can you not redesign your project to fit within code requirements? Please understand that a “self-imposed” or “financial” hardship is not considered adequate reason for granting of a variance.

Question 2. Explain how granting of the variance is necessary to do justice to the applicant or owner of the property without extending any special privilege to them.

Explanation A. State how the granting of your variance request may or may not result in actual damage to nearby properties or prejudice by your neighbors in a precedent-setting situation. State why your project will not be harmful to the public health, safety and general welfare.

Question 3. Explain how the granting of the variance will not result in material damage or prejudice to the other properties in the vicinity nor be detrimental to the public health, safety and general welfare.

If there is any other information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission and Board, please be sure to include the information.

The following acknowledgment and signature are to be on the response to the questionnaire prepared for the project. Please type the following, signed statement at the end of your application.

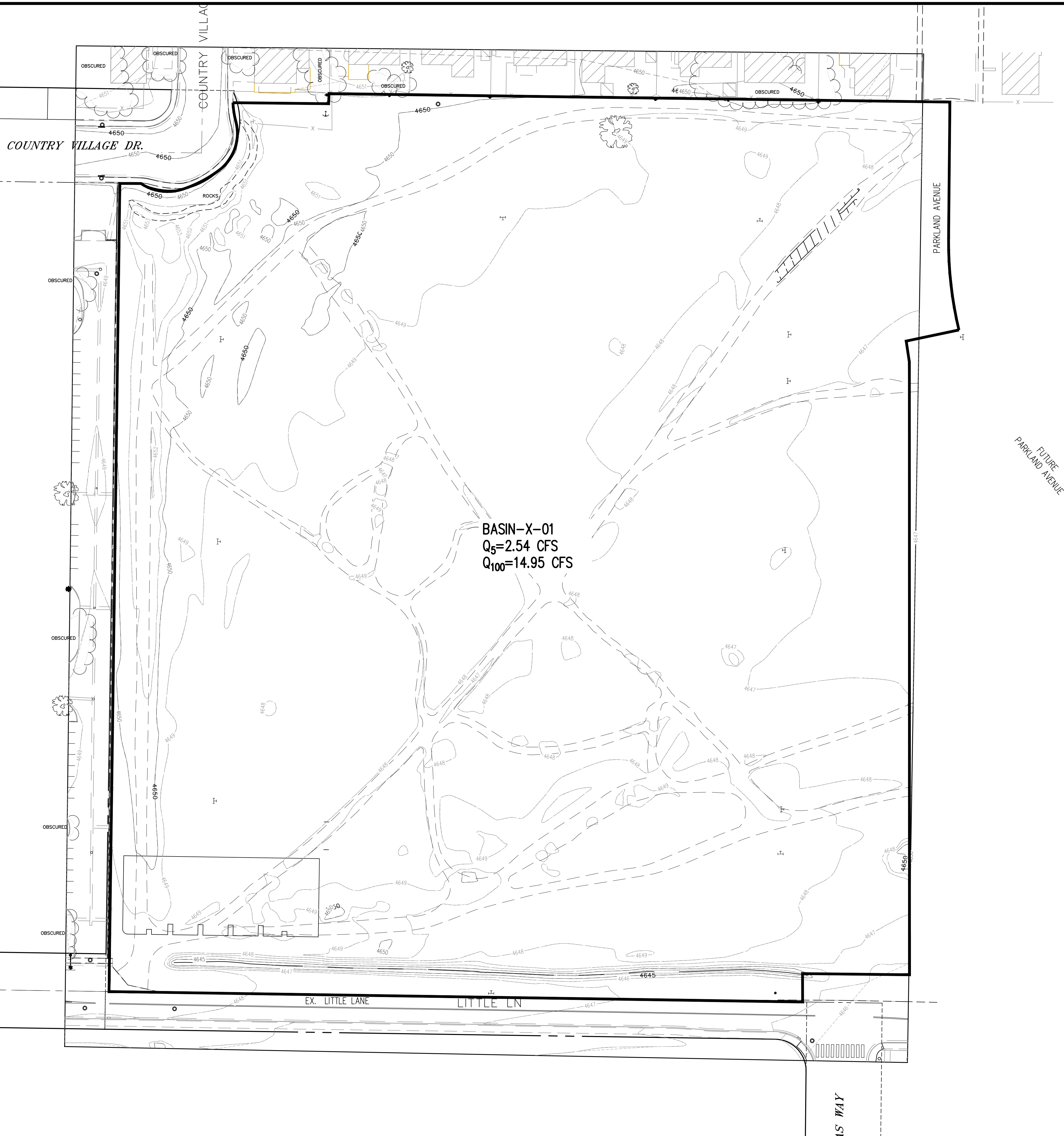
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=====

ACKNOWLEDGMENT OF APPLICANT

I certify that the foregoing 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/ Board of Supervisors. 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/Board of Supervisors 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's Signature	Print Name	Date



PROJ. MGR.: AWM
 PROJ. ASSOC.: CRD
 DRAWN BY: CRD
 DATE: 3/17/16
 SCALE: 1" = 40'

SHEET
2 OF 3

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Manhard
CONSULTING LTD.
96960 Double R Boulevard, Suite 101, Reno, NV 89521 ph:775/748-3500 tc:775/748-3550 manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

[illegible]

TENTATIVE MAP & VARIANCE
FOR
ARBOR VILLAS



Prepared For:

Capstone Communities

9441 Double Diamond Parkway #14
Reno, NV 89503

Prepared By:



3476 Executive Pointe Way,
Suite 12
Carson City, NV 89706

March 2016

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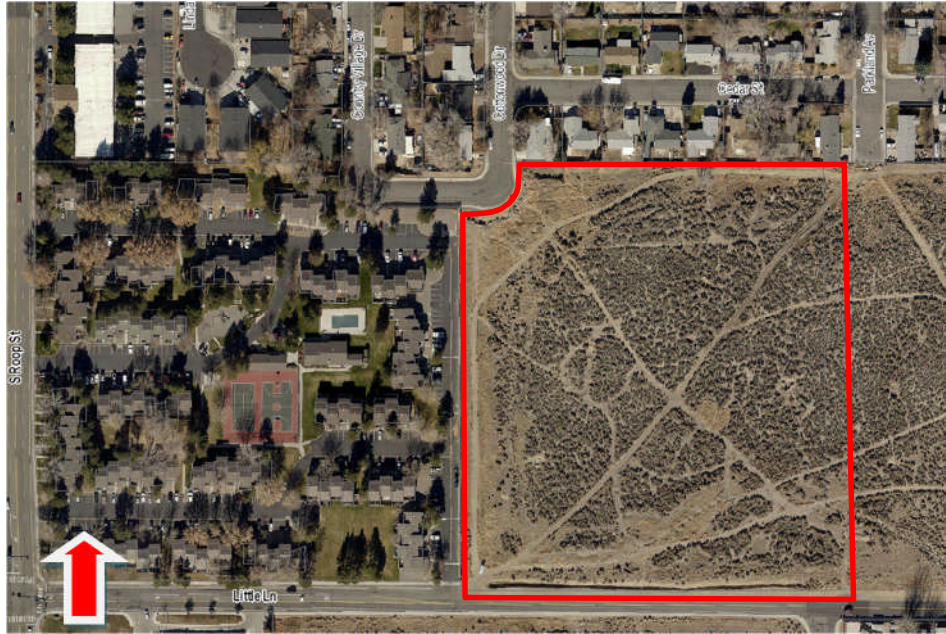
APPENDICES

Application & Supporting Information	Appendix A
Engineering, Architectural & Landscape Plans	Appendix B
Preliminary Hydrologic Drainage Report	Appendix C
Preliminary Sanitary Sewer Report	Appendix D
Preliminary Water Report	Appendix E
Preliminary Geotechnical Investigation	Appendix F
Preliminary Traffic Study	Appendix G
Draft Declaration of Covenants, Conditions & Restrictions	Appendix H

PROJECT LOCATION

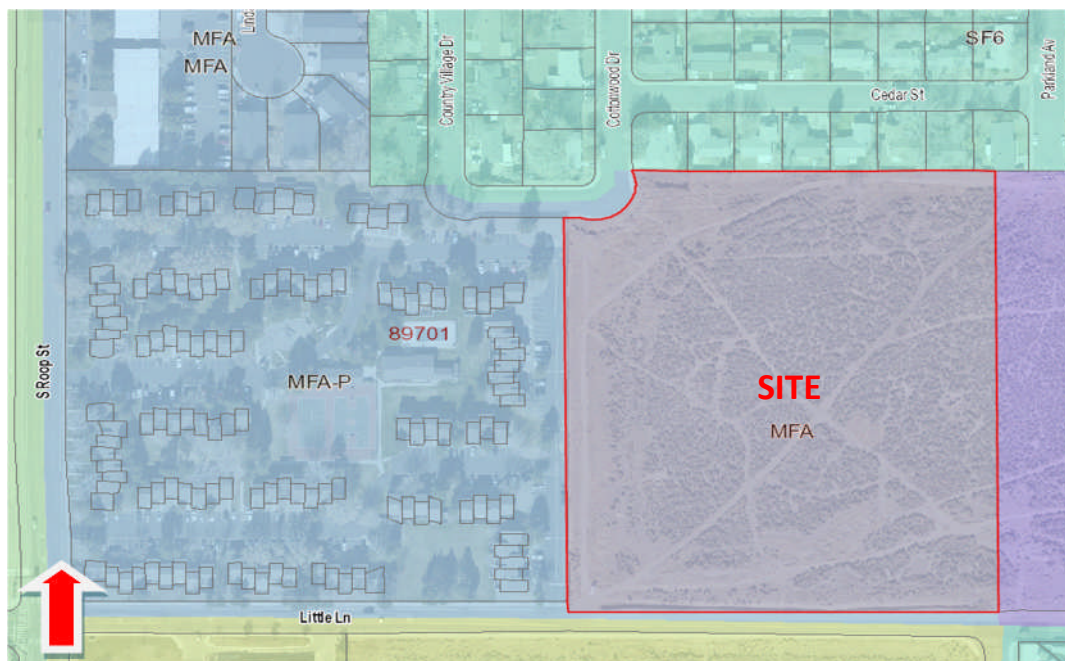
The proposed project site is a +/-10.31 acre parcel (004-021-13) located north of Little Lane between South Roop Street and South Saliman Road.

Figure 1: Project Location



EXISTING SITE CONDITIONS

The proposed project site has a current master plan designation of High Density Residential (HDR) and a current zoning designation of Multi-Family Apartment (MFA). The proposed project site is currently vacant. The parcel is designated by FEMA as located in the Zone X shaded flood zone.

EXISTING MASTER PLAN & ZONING DESIGNATIONS**Figure 2: Existing Master Plan Designation (<http://ccaps.org/publicgis/>)****Figure 3: Existing Zoning Designation (<http://ccaps.org/publicgis/>)**

SURROUNDING PROPERTIES

Table 1: Surrounding Property Designations

Location	Master Plan Designation	Zoning Designation	Current Land Use
North	Medium Density Residential	SF6	Residential
South	High Density Residential	NB	Vacant
East	High Density Residential	MFD	Vacant
West	High Density Residential	MFA -PUD	Multi Family

APPLICATION REQUEST

The enclosed application is a request for the following;

- A Tentative Map to create 147 single family attached units on a +/-10.31 acre site
- A Variance to Division 1.17(3)(a) which requires a minimum driveway approach of twenty (20) feet
- A Variance to Division 1.13 (3)(d) which requires a minimum rear yard setback of 30 feet for a multiple story building
- A Variance to CCMC 18.04.190 Site Development Standards MFA Zoning District which requires a minimum parcel size of 6,000 square feet and a minimum lot width of 60 feet and depth of 150 feet

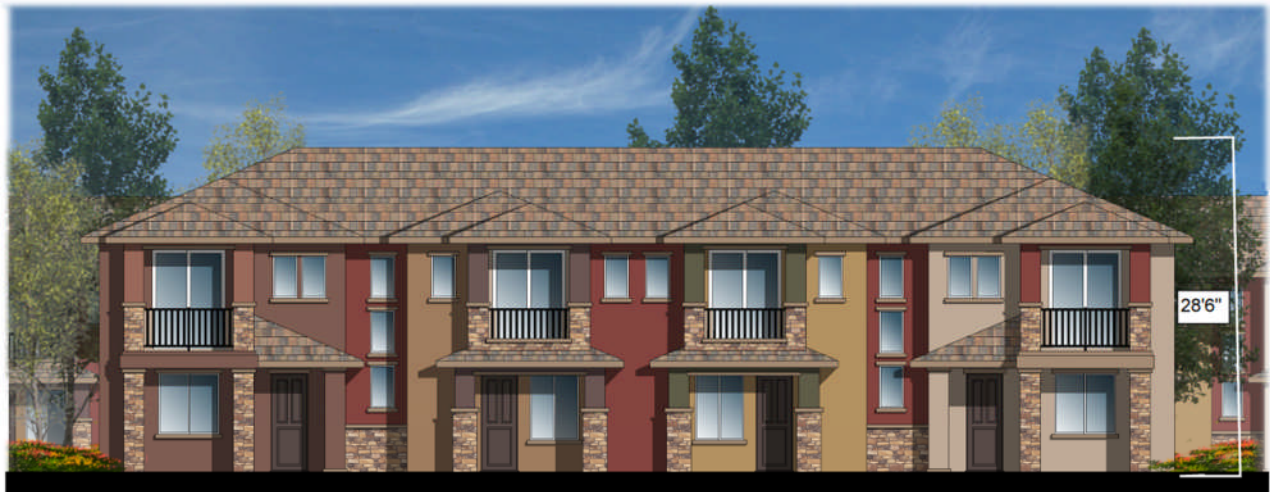
PROJECT DESCRIPTION

Arbor Villas is proposed to be a single family attached subdivision comprised of a 147 residential units located on +/-10.31 acres with primary access off Little Lane and secondary access provided by the proposed off-site extension of Parkland Avenue. The development includes a rear entry garage product with individual units attached in small groupings of two to six units, with each unit being separated by a fire wall. The units have two and three bedrooms and range in size from 1,217 square feet to 1,419 square feet. The building footprints have a minimum width of 19 feet 11 inches and a minimum depth of 46 feet 1 ½ inches. The buildings will be two stories with a max height of +/- 30 feet. Each unit includes a private two car garage with 70 additional guest stalls dispersed throughout the development. Arbor Villas contains a public street section in accordance with CCMC and provides sidewalk on one side. Additional pedestrian connections are included through a private sidewalk network located in each individual courtyard and around the perimeter of the site. The site is proposed to be screened with a six foot capped wood fence on both the west and north sides (See figure 6: Preliminary Fencing Detail).

Figure 4: Preliminary Site & Landscape Plan



Figure 5: Preliminary Elevations & Floor Plans



Arbor Villas

Front Elevation



Arbor Villas

Left Elevation





Arbor Villas

Rear Elevation



Arbor Villas

Right Elevation



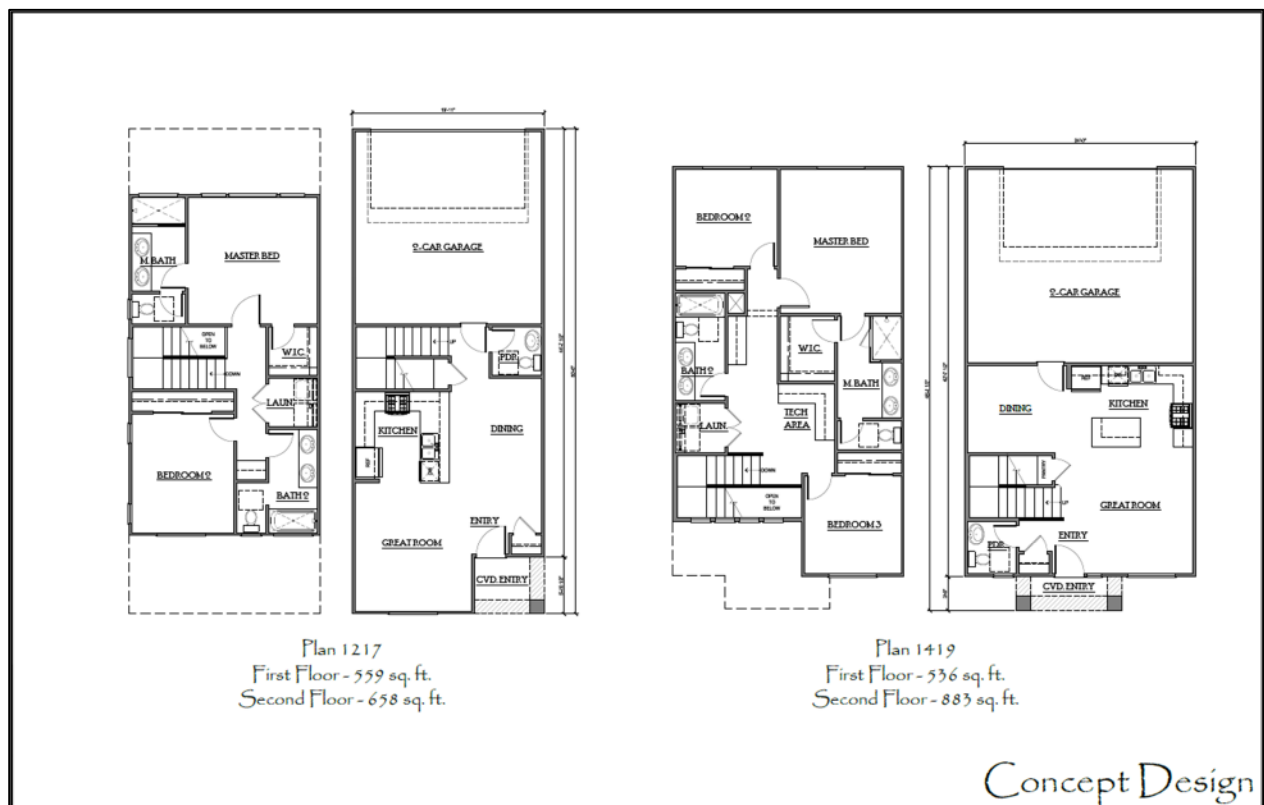


Figure 6: Preliminary Fencing Detail



Figure 7: Proposed Cluster Mailboxes

PARKING

Table 2: Parking Calculation

Parking will be provided via individual two car garages and off street guest parking spaces within the community.

Parking Requirement	Units	Required Parking	Provided Residential Parking	Provided Guest Parking
2 stalls/unit	147	294	294	75
Totals		294	294	394

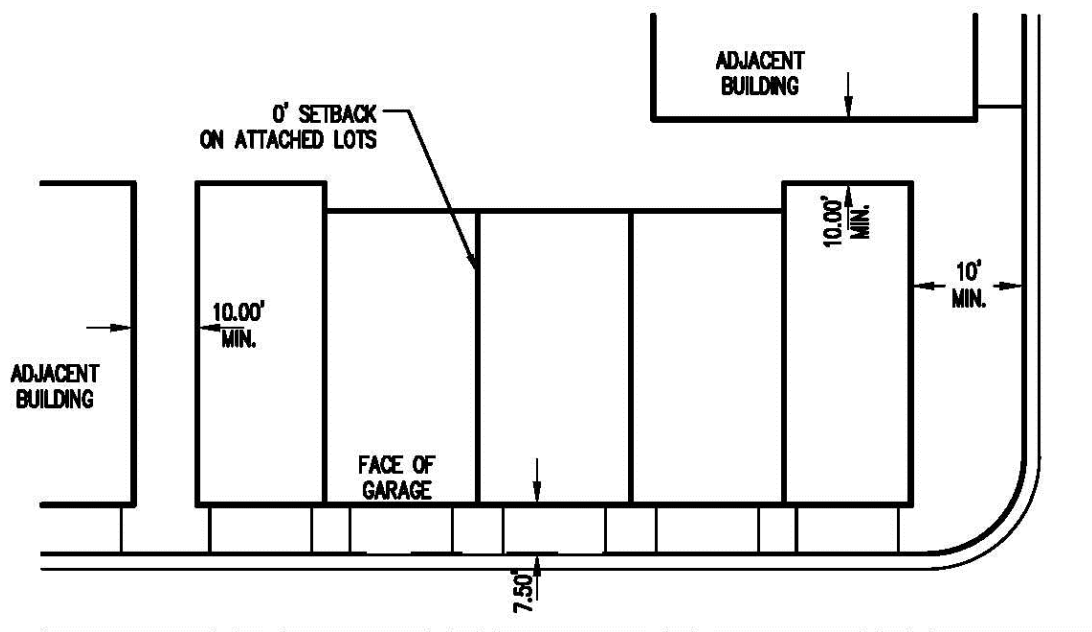
TRAFFIC

Table 3: Trip Generation

Land Use	Units	ADT	AM Peak Hour			PM Peak Hour		
			IN	OUT	Total	In	OUT	Total
Single Family Homes	*154	1,466	29	87	116	97	57	154

* Traffic Study was based on the conceptual plan unit count

Figure 8: Proposed Setbacks



TYPICAL LOT SETBACKS

VARIANCE REQUESTS

Three variances are requested as part of this project, one to reduce the minimum driveway approach from property line to garage door from 20 feet to 7.5 feet and another to reduce the minimum required lot size, width and depth. An additional variance is requested to reduce the minimum rear yard setback adjacent to a single-family zoning district from 30 feet for a two-story building to 20 feet.

The reduction in the garage setback allows for a rear loaded product design which in turn, in accordance with the Carson City Master Plan, provides a more visually appealing exterior streetscape. The driveway approaches will not be utilized for parking and signage will be provided indicating such. In addition to the variance, the applicant requests a waiver of the required 10 foot side yard setback in accordance with CCMC 108.04.190 Additional Requirements or Allowances (3) which states, *“Side setback may be waived if 2 adjacent structures are connected by a parapet firewall”*.

The reduction in the minimum required lot size, width and depth is required because the individual footprints of the buildings will actually delineate each for sale lot, with the remainder of the property being comprised of common area. The proposed minimum lot area is 1,005 square feet with a minimum width of 19 feet 11 inches and a minimum depth of 46 feet 1 ½ inches.

The reduction of the minimum rear yard setback adjacent to a single-family zoning district is also requested to match requirements for similar projects of this size and scope. Currently the project has rear setbacks of 20 feet adjacent to a single-family zoning district, but the additional story of the units requires an additional 10 feet for the setback. If the zoning for this lot was Single Family 6 Acre rather than Mixed Family Apartments, the minimum rear setbacks would only need to be 10 feet. The proposed residences located on this parcel will be sold as single family units and therefore a reduced rear setback would be applicable in this circumstance. Additionally, if the project was created as Planned Unit Development rather than a subdivision, the rear yard setback would not be required to follow the requirement of 30 feet.

MULTI-FAMILY APARTMENT DEVELOPMENT STANDARDS

In accordance with Carson City Development Standards for Division 1.17, the proposed project meets requirements in the following areas.

1. Maximum permitted density:

b. For two (2) or more bedroom units, one (1) unit per one thousand five hundred (1,500) square feet of area.

Total Site Area	Maximum Density	Actual Density
449,104 sf	299 units (1 per 1500 sf)	147 units (1 per 3055 sf)

2. Maximum building height: Forty-five (45) feet

The buildings will be two-stories with a height of 28 feet, 6 inches which is well below the maximum building height of 45 feet.

3. Setbacks:

- a. Front yard: Ten (10) feet, plus an additional ten (10) feet for each story above two (2) stories; minimum driveway approach from property line to garage doors is twenty (20) feet.**

The front yard setback is ten (10) feet from adjacent buildings. A variance is requested for a reduction to the garage setbacks from twenty (20) feet to 7.5 feet in order to accommodate a rear-loaded product design. Further details can be found in the variance request for this project.

- b. Side yard: Ten (10) feet for external project boundaries; minimum ten (10) feet between residential structures for internal setbacks. Where a side yard is adjacent to a single-family zoning district, an additional ten (10) feet is required for each story above one (1) story.**

A waiver is requested for a reduction to the side yard setbacks in accordance with CCMC 18.04.190 Additional Requirements or Allowances (3) which states, "Side setback may be waived if 2 adjacent structures are connected by a parapet firewall". Further details can be found in the variance request for this project.

- c. Street side yard: Ten (10) feet, plus an additional five (5) feet for each story above two (2) stories; minimum driveway approach from property line to garage doors is twenty (20) feet.**

The side street setbacks of the buildings are ten (10) feet.

- d. Rear yard: Twenty (20) feet. Where a rear yard is adjacent to a single-family zoning district, an additional ten (10) feet is required for each story above one (1) story.**

The minimum setback requirement for rear yards adjacent to the single-family zoning is thirty (30) feet. A variance is requested to reduce this requirement to twenty (20) feet without requiring an additional ten (10) feet for the two story residential units.

4. Required parking: Two (2) spaces per dwelling unit; and in compliance with the Development Standards [Division 2, Parking and Loading](#).

Table 2: Parking Calculations included in this document indicates the required parking is 294 parking stalls and a guest parking requirement of 74 guest stalls. The site meets the parking requirement of 294 parking stalls with 75 guest stalls available. Two car garages are used for residences and off-street guest parking stalls are available within the condominium units.

5. Open Space:

- a) A minimum of one hundred fifty (150) square feet per dwelling unit of common open space must be provided. For projects of ten (10) or more units, areas of common open space may only include contiguous landscaped areas with no dimension less than fifteen (15) feet, and a minimum of one hundred (100) square feet per unit of the common open space area must be designed for recreation, which may include but not be limited to picnic areas, sports courts, a softscape surface covered with turf, sand or similar materials acceptable for use by young children, including play equipment and trees, with no dimension less than twenty-five (25) feet.**

The landscape plan (Figure 4 and Appendix B) included in this document demonstrates the open space requirement is met by common open space included in between the center parcels of the development. This open space requirement is 22,050 square feet (150 square feet for 147 units). The requirement is met by the four open space areas in between the central units totaling 68,588 square feet. Additional open space can be found adjacent to the properties in the exterior. More information can be found within the site plan enclosed in this document.

- b) A minimum of one hundred (100) square feet of additional open space must be provided for each unit either as private open space or common open space.**

An additional 14,700 square feet of open space is required for the 147 units. The existing open space is 68,588. When the previous open space requirement in part a. is subtracted, the open space requirement is still exceeded.

- c) Front and street side yard setback areas may not be included toward meeting the open space requirements.**

Front and street side yards are not included with these open space calculations.

6. Landscaping. Landscaping shall comply with the Development Standards [Division 3, Landscaping](#).

A landscape plan (Figure 4 & Appendix B) that complies with all applicable Division 3 Development Standards is included in this document.

HYDROLOGY

The existing flow discharges in a southeasterly direction and ultimately is conveyed in an existing storm drain system in Little Lane and routed in an easterly direction. The proposed drainage model utilizes routing of the peak flows through proposed storm drain and detention facilities. The runoff is collected in catch basins and detention facilities and routed toward the proposed storm drain system in Parkland and the existing storm drain system in Little Lane. All drainage from the sub-basins will be contained in the lot swales and the roadway and will travel to the catch basins or the detention basins.

WATER SUPPLY

Two connection points to the existing water system are being utilized for this project. One connection point occurs on Little Lane to the south of the project site and the other occurs on Parkland Avenue. At these points, a proposed 8" water main will connect to an existing stub and looped around the subject property and eventually connecting to the other existing 8" water main. The Arbor Villas development will be served by the 8" water main that creates a water system loop for the project.

SEWER IMPACT

Sewage flow from Arbor Villas will be conveyed via public 8" diameter PVC SDR-35 sewer mains to the collection point (manhole) located at the entrance of the development. The sanitary sewer main within the development flows south to the connection of the existing 15-inch sanitary sewer located in Little Lane. All of the mains within the proposed subdivision are located within the rights-of-way of the local roadways.

MASTER PLAN FINDINGS

Consistent with the Master Plan Land Use Map in location and density

The project site has a Master Plan designation of High Density Residential which requires a density of 8-36 dwellings per acre. The proposed project has a density of 14 dwelling units per acre, well within the required range. Additionally, the proposed single family attached units are a consistent with the existing neighborhood's character.

Promote variety and visual interest through the incorporation of varied lot sizes and building styles and colors, garage orientation and other features (6.1b).

The proposed project incorporates the use of a rear load single family attached product which provides visual interest to the project's exterior streetscape. The project also will incorporate a variety of building materials and color palates to ensure variety.

Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)

As part of this project, one third of the future extension of Parkland Avenue will be constructed as an off-site improvement. This off-site improvement will ensure the future roadway extension of Parkland Avenue is completed with any future adjacent development.

Provide a variety of housing models and densities within the urbanized area appropriate to the development size, location and surrounding neighborhood context.

The proposed development will introduce a new housing type to the urbanized area providing consumers with a variety of housing choices in the single family market.

TENTATIVE MAP FINDINGS NRS 278.349 (3)

Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal

All environmental health laws and regulations regarding water, air pollution and waste disposal will be incorporated into the proposed project.

The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision

Water will be provided by Carson City and conform to the applicable health standards and fulfill quantity requirements for residences.

The availability and accessibility of utilities

Public utilities are currently available, or are proposed to be extended, to serve the proposed project.

The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks

Educational requirements will be met by the Carson City School District. Police services will be provided by the Carson City Sheriff's Department. The Regional Transportation Commission is responsible for transportation in and around the project area. Carson City Parks Department will provide recreational and parks services.

Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence

The proposed project is in conformance with the master plan designation of High Density Residential and the current zoning designation is Multi-Family Apartments.

General conformity with the governing body's master plan of streets and highways

The proposed project is in conformance with the Carson City streets and highways master plan. In addition, the project is providing off-site improvements to ensure the future extension of Parkland Avenue.

The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision

New public streets will be constructed within the subdivision to provide access to residences. This project also includes the construction of off-site improvements necessary to extend Parkland Avenue through the adjacent property.

Physical characteristics of the land such as floodplain, slope and soil

The existing topography on the site is fairly flat with slopes between 1% and 2%. This parcel is designated by FEMA as shaded Zone X area. Hydrologic analyses were performed to determine the conceptual peak discharge for the 5-year and 100-year peak flow events. The proposed detention facilities will be designed to accommodate peak flow events. A complete geotechnical investigation is also included as part of this request.

The recommendations and comments of those entities and persons reviewing the tentative map pursuant to [NRS 278.330](#) to [278.3485](#), inclusive

All recommendations and comments provided during the review of this project will be incorporated where applicable.

The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands

Fire hydrants and fire access to the proposed residential units will be in compliance with Carson City Fire Department recommendations.

The submission by the subdivider of an affidavit stating that the subdivider will make provision for payment of the tax imposed by [chapter 375](#) of NRS and for compliance with the disclosure and recording requirements of subsection 5 of [NRS 598.0923](#), if applicable, by the subdivider or any successor in interest.

Please accept the included Applicant Affidavit as acknowledgement of this finding.

VARIANCE FINDINGS CCMC 18.02.085 (1)

Describe the special circumstances or conditions applying to the property under consideration which exist making compliance with the provisions of this title difficult and a cause of hardship to, and abridgment of a property right of the owner of the property; and describe how such circumstances or conditions do not apply generally to other properties in the same land use district and explain how they are not self-imposed.

The property has a current zoning designation of MFA and the proposed product is a “for sale” single family attached unit thus driving the two variance requests. Although similar type projects have previously used the PUD process to gain such variances. Staff has determined that because of the limited requests, the variance process was appropriate for this development.

Explain how granting of the variance is necessary to do justice to the applicant or owner of the property without extending any special privilege to them.

Granting the requested variances will not extend any special privilege to the applicant the request to reduce the minimum lot size, including width and depth, is necessary to allow a “for sale” product type as oppose to a rental product. Granting the variance to allow for a reduction in the driveway approach will allow for an introduction of a unique product type which provides an upgraded exterior streetscape.

Explain how the granting of the variance will not result in material damage or prejudice to the other properties in the vicinity nor be detrimental to the public health, safety and general welfare.

Granting of the variances will not result in material damage or prejudice to the other properties in the vicinity. Properties in the area have had similar type variances allowed by utilizing the PUD entitlement process. It has been determined by staff that the proposed development process could include the two variance requests as opposed to utilizing the PUD process.