



Carson City Planning Division

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Late Info
F-4A F-4B
TSM-16-023
VAR-16-024

MEMO

TO: PLANNING COMMISSION
FROM: HOPE SULLIVAN, PLANNING MANAGER
DATE: APRIL 27, 2016
RE: VAR-16-024 & TSM-16-023: ARBOR VILLAS

Staff is recommending three modifications to the conditions of approval. These modifications are as follows. An explanation of the modifications proposed by the City Engineer are explained in the attached memo. The modification to Condition 18 is in recognition that the project may be phased.

Condition 12, page 3:

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 meet International Fire Code requirements and a 20 foot wide pavement section. Before the building permit for the 74th dwelling unit is issued, the fully improved secondary access must be constructed as shown on the tentative map. Parcel map PM-16-041 is required to be updated to include; 1. An offer for dedication to Carson City for the property which includes the northern most one-third of the proposed extension of Parkland Ave (60 foot ROW) as shown on the tentative map and 2. A relocatable public utility and access easement for the remaining southernmost two-thirds of the proposed extension of Parkland Ave (60 foot ROW), to ensure the ultimate connectivity of the existing stub streets.

Condition 18, page 3

18. In accordance with NRS 278.360, a Final Map, prepared in accordance with the Tentative Map, for the entire area for which the Tentative Map has been approved, or the first of a series of final maps covering a portion of the approved tentative map, 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.

Condition 3, page 4

3. The Improvement Plans shall include dedication of the right of way on the north side of Little Lane to meet the full 60 feet width, an off-street, paved, and shared path along the north side of Little Lane consistent with the Unified Pathways Master Plan. This

construction shall include a 5 foot sidewalk offset from the curb by 2 feet, a 2 foot buffer constructed to the approval of the Public Works Director, curb/gutter/drainage improvements, asphalt paving to tie with the existing edge of pavement, and striping for bike lanes in both directions.



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PUBLIC WORKS

To: Hope Sullivan, Planning Manager
Community Development Department
From: Danny Rotter, Engineering Manager
Public Works Department

Dear Hope,

This memo is to modify some recommended conditions of approval of the Tentative Subdivision map named Arbor Villas TSM-16-023. The discussion below hopefully clarifies and summarizes staff's position on condition 12 of the subtitle "The following are general conditions of approval" (page 3 of your staff report) and condition 3 of the subtitle "The following shall be included in the design of the Improvement Plans" (page 4 of your staff report).

Regarding condition 12, Public Works and the Fire Department have identified the need for secondary access and connectivity to surround streets. The traffic report identifies connection to Parkland. The timing of the traffic impacts and the logistics of seeing that to completion didn't come across fully in our recommended condition. Please see below for the modified recommended condition:

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 meet International Fire Code requirements and a 20 foot wide pavement section. Before the building permit for the 74th dwelling unit is issued, the fully improved secondary access must be constructed as shown on the tentative map. Parcel map PM-16-041 is required to be updated to include; 1. An offer for dedication to Carson City for the property which includes the northern most one-third of the proposed extension of Parkland Ave (60 foot ROW) as shown on the tentative map and 2. A relocatable public utility and access easement for the remaining southernmost two-thirds of the proposed extension of Parkland Ave (60 foot ROW), to ensure the ultimate connectivity of the existing stub streets.

The Unified Pathways Master Plan considers an off street, paved and shared use path along Little Lane. These are typically 10 feet wide with a 3 foot buffer from any traffic. The goals of this category of path are to provide comfortable bike and pedestrian transportation in both directions to connect Saliman to Roop. The existing Little Lane to the west consists of 5 feet wide sidewalks adjacent to curbs with bike lanes in both directions. Some issues to overcome for installation of a 10' wide path are connecting to the existing bike paths, curb alignment and consistency for the corridor. With Little Lane as a collector, Parks and Public Works feel that the following condition meets the intent of the UPMP while working within the constraints of the existing conditions.



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3. The Improvement Plans shall include dedication of the right of way on the north side of Little Lane to meet the full 60 feet width, an off-street, paved, and shared path along the north side of Little Lane consistent with the Unified Pathways Master Plan. This construction shall include a 5 foot sidewalk offset from the curb by 2 feet, a 2 foot buffer constructed to the approval of the Public Works Director, curb/gutter/drainage improvements, asphalt paving to tie with the existing edge of pavement, and striping for bike lanes in both directions.

If there are any further questions, I will be happy to answer them at the Planning Commission meeting.

Thanks,

A handwritten signature in black ink, appearing to read "D. Rotter".

Danny Rotter, P.E.