

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 29, 2016

FILE NO: MPA-16-091 & TPUD-16-092

AGENDA ITEM: F-4 & F-5

STAFF AUTHOR: Hope Sullivan, AICP, Planning Manager

REQUESTS:

To adopt a resolution recommending to the Board of Supervisors approval of a Master Plan Amendment from Lumos & Associates (property owner Andersen Family Associates) to allow a change in the Master Plan Land Use Designation of a 5.6 acre area from Medium Density Residential (MDR) to Mixed Use Residential (MUR), located at North Ormsby Blvd. and 1450 Mountain St., APNs 007-573-06, and 08.

To consider a request from Lumos & Associates (property owner Andersen Family Associates) for a Tentative Planned Unit Development (TPUD) on 78.2 acres for the proposed Vintage at Kings Canyon development. The TPUD is requested for (1) Tentative Map approval to create 212 single family residential lots ranging in size from 1,690 square feet to 17,000 square feet; (2) a Zoning Map Amendment to rezone 5.6 acres of land from Single Family 6,000 (SF6) and Single Family 12,000 (SF12) to Neighborhood Business (NB) zoning; and (3) a Special Use Permit for Congregate Care Housing in the Neighborhood Business (NB) zoning district. The subject property is located at North Ormsby Blvd, 1450 Mountain St and 1800 Kings Canyon Rd, APNs 007-573-06, 07, 08 and 009-012-02.

APPLICANT: Lumos & Associates

OWNER: Andersen Family Associates

LOCATION: 1450 Mountain Street, and property west of Ormsby Blvd and north of Kings Canyon Road.

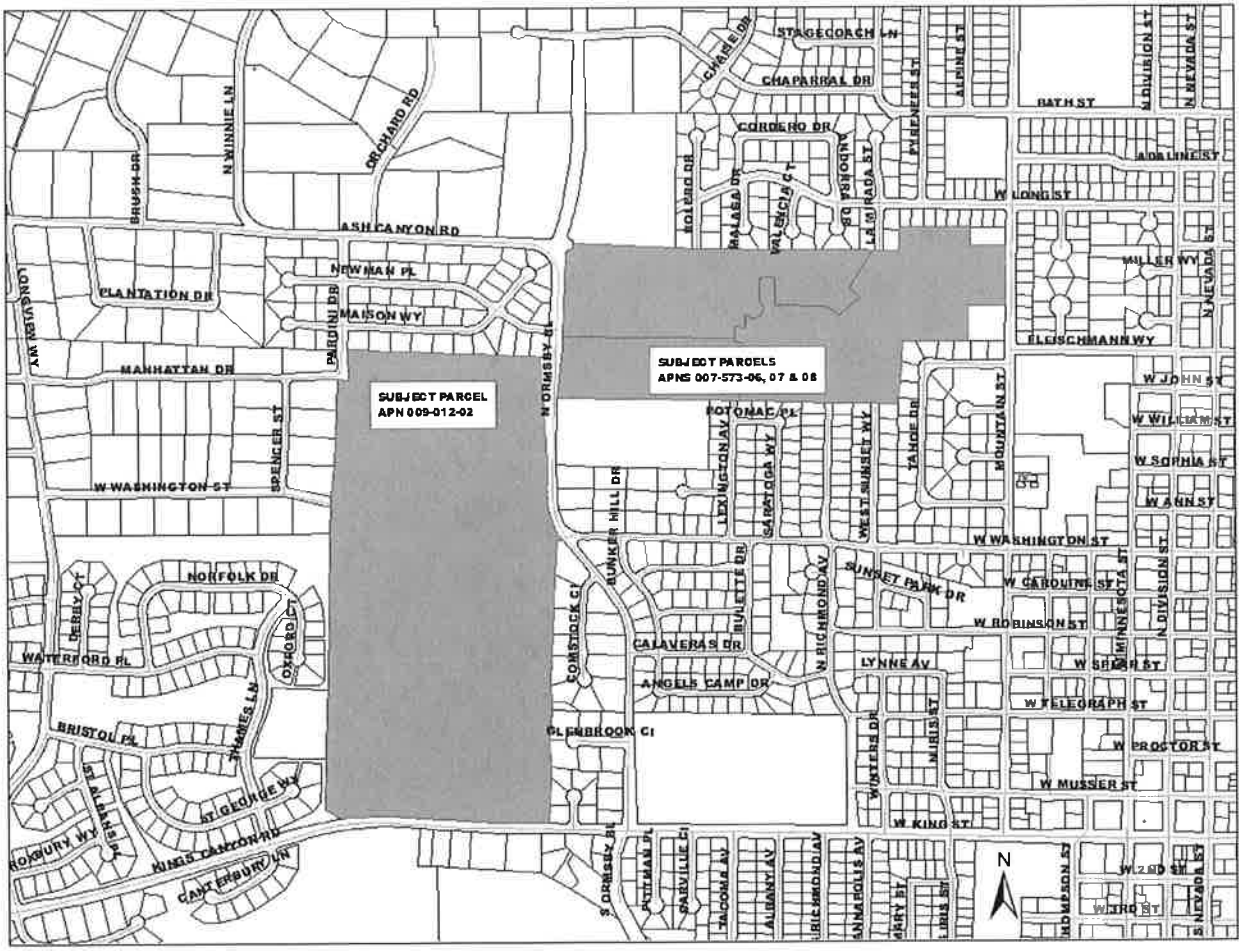
APN(s): 007-573-06, 07, 08 and 009-12-02

RECOMMENDED MOTIONS:

"I move to adopt Resolution No. 2016=PC-R-3 recommending to the Board of Supervisors approval of MPA-16-091, a Master Plan Amendment from Lumos & Associates (property owners: Andersen Family Associates) to amend the Land Use Map so as to re-designate 5.6 acres as depicted in Figure 3 of the application for a Master Plan Amendment: Vintage at Kings Canyon, dated August 18, 2016, a copy of which is attached to this resolution, from Medium Density Residential to Mixed Use Residential, on property located at 1450 Mountain Street, APNs 007-573-06 and -08, based on the findings contained in the staff report."

"I move to recommend approval of TPUD-16-092, a Tentative Planned Unit Development for 212 single family residential lots with a clubhouse and a pool, a 96 unit congregate care facility with associated ancillary uses, a park, and a trail system, including a zoning map amendment to rezone 5.6 acres of land as shown in Figure 8 of the application for a Tentative Planned Unit Development: Vintage at Kings Canyon dated August 18, 2016 from Single Family 6,000 (SF6) and Single Family 12,000 (SF12) to Neighborhood Business (NB), and including approval of a Special Use Permit to allow a 96 Congregate Care Facility with associated ancillary uses, a reduction in the side setbacks in the SF6 zoning district, the use of a modified parking standard, and the use of a modified street design for property located at 1450 Mountain Street and property located west of Ormsby

Boulevard and north of Kings Canyon Road, APN 007-573-06, -07, - 08, and 009-012-02 based on the findings and subject to the recommended conditions of approval in the staff report.”



RECOMMENDED CONDITIONS OF APPROVAL: MPA-16-091

1. The Master Plan amendment shall not become effective until the effective date of the Planned Unit Development being contemplated as part of TPUD-16-092.

RECOMMENDED CONDITIONS OF APPROVAL: TPUD-16-092

The following are conditions of approval required per CCMC 18.02:

1. All development shall be substantially in accordance with TPUD plans and application materials reviewed by the Board of Supervisors at its meeting of (date), all on file with the Carson City Planning Division.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The Congregate Care Use shall commence within twelve (12) months of the date of final PUD approval. A single, one (1) year extension must be requested in writing to the

Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.

4. The applicant must sign and return the Notice of Decision within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
5. All parcel maps or preferably final maps shall be in substantial accord with the approved tentative map.
6. Prior to submittal of any parcel map or preferably final map, the Development Engineering Department shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the Development Engineering Department 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.
7. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. Any and all grading shall comply with City standards. A grading permit from the Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease and desist order to halt all grading work.
8. All lot areas and lot widths shall meet the zoning requirements approved as part of this tentative map with the submittal of any parcel map or preferably final map.
9. With the submittal of any parcel map or preferably final maps, the applicant shall provide evidence to the Planning and Community Development Department from the Health and Fire Departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any parcel map or preferably final maps and shall include approval by the Fire Department of all hydrant locations.
10. The following note shall be placed on all parcel maps or preferably final maps stating:

"These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."
11. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.
12. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of a parcel map or preferably final maps.
13. 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 Department 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.

14. The applicant shall adhere to all City standards and requirements for water and sewer systems, grading and drainage, and street improvements.
15. The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection. The site grading must incorporate proper dust control and erosion control measures.
16. A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the Development Engineering Department prior to approval of a final map.
17. Prior to the recordation of the final map for any phase of the project, the improvements associated with the project must either be constructed and approved by Carson 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 developer's obligation to repair defects in workmanship and materials which appear in the work within one (1) year of acceptance by the City.
18. A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.
19. The District Attorney shall approve any CC&R's prior to recordation of the first final map.
20. All lot areas and lot widths shall meet the zoning requirements approved as part of this planned unit development with the submittal of any parcel map or preferably final map.
21. The applicant shall preserve as many trees as practicable within the common open space areas. Mature trees damaged by fire and others in poor health shall be removed only after approval of the Planning and Community Development Department.
22. The homeowner's association shall maintain all common open space areas including the area devoted to the guest parking.

The following are conditions that must be met prior to review of the TPUD by the Board of Supervisors.

23. The plans must be modified to show all existing easements, and demonstrate that the proposed plan is not in conflict with the function of any easements. The document number for each easement must be identified.
24. The proposed handbook must be modified to include the following.
 - a. A legible map of the site showing area street names and area lot lines.
 - b. A legible map depicting the interior lots and streets with the zoning superimposed.
 - c. A lot layout identifying what model home is proposed on each lot.
 - d. Dimensional requirements for each lot including required setbacks and building height.
 - e. Tentatively approved building elevations with materials called out.
 - f. Tentatively approved floor plans.
 - g. As uses have been identified, remove references to Special Use Permits (1.4.1.e)

- h. Remove reference to a Specific Plan (1.4.1.f)
- i. Remove reference to average lot size as that will not be part of the dimensional criteria (1.4.2.a)
- j. Include the Phasing Plan with the improvements associated with each phase clearly articulated.
- k. Remove the reference to wetlands are there are none. (2.1.2.a)
- l. Clarify limitations on signage on Mountain Street and Ormsby Boulevard. (2.1.6.d)
- m. Clarify if wood can be used for a trash enclosure (2.1.8.c)
- n. Incorporate text that vehicular gates will be open from 7:00 AM – 7:00 PM.
- o. Remove reference to attached residential units. (2.2.2.)
- p. Clarify if lots will be identified by number or letter (2.2.2.f)
- q. Include the open space diagram so as to ensure that no improvements in conflict with the open spaces are pursued.
- r. Remove references to walls along collector roadways (2.2.6.a)
- s. Call out that buffer areas are as shown on the TPUD. To the extent there is conflict between the handbook and the TPUD plan, the plan prevails. (2.3.b)
- t. Bollard lighting will not be included on the public trail system. (2.3.d)
- u. Modify the Residential Architectural Elements (2.4.2) to better describe the proposed elevations.
- v. Incorporate operations and maintenance information, agreed to by the Parks and Recreation Director and City Engineer, regarding operations and maintenance of common areas, drainage areas, the park, trails, and other areas subject to maintenance by the HOA. To the extent there are outstanding details, provide a reference as a place holder.
- w. Clarify that the park and trail maintenance will be the responsibility of the HOA. (3.1.4.a)
- x. Modify references to traffic impact reports to recognize additional reports will be required when there are changes that effect traffic counts or flow patterns. If there are no changes that effect traffic counts or flow patterns, a sealed memo will be submitted with the construction permit application stating that the traffic impact study for the tentative map applies to the proposed improvements. (3.7)
- y. References to Fire Protection and Police Protection to be modified to recognize the scope of development is included in the TPUD, and there is no future project that may require conditions. (3.8 and 3.9)

The following are general conditions of approval.

- 25. An updated water main analysis must be provided addressing the system capacity and the water and fire flow demands for the development per Division 15.3 of the Carson City Development Standards (CCDS).
- 26. Plans must be revised to show an isolation valve where the water main for the PUD connects to the water main in N Ormsby Blvd, labeled as “Normally Closed”. This valve is required for pressure zone separation.
- 27. Plans must be revised to show an additional water main connection at Lexington Avenue.
- 28. Plans must be revised to show a 20 foot wide public utility easement (PUE) along the north side of Ash Canyon Creek from N Ormsby Blvd to the west boundary of the project. This PUE must also cross the creek on the west side of the project. This PUE must be labeled “proposed public utility easement, to be created with Final Map.” This easement will be required per Section 17.01.015.4 of the Carson City Municipal Code for a future water transmission line per the Carson City Water Master Plan.

29. Plans must be updated to show water on the south side of Merlot Dr, per Carson City Standard Detail C-1.2.4
30. Approval of new water mains must be obtained from NDEP after Carson City plan review is complete. A sample station will be required, location to be determined.
31. An updated sewer main analysis must be provided, addressing the system capacity and the sanitary sewer demands for the development per Division 15.3 of the Carson City Development Standards (CCDS).
32. An updated traffic impact study must be provided if there are any changes that effect traffic counts or flow patterns. If there are no changes that effect traffic counts or flow patterns, a sealed memo must be submitted with the construction permit application stating that the traffic impact study for the tentative map applies to the proposed improvements. This shall apply to improvement phasing also.
33. Ormsby Blvd. is identified as a Collector and shall meet the standard cross section per Carson City Standard Details along the project frontage. The pedestrian connections on each side of Ormsby to the North and South must be made by sidewalk or concrete multi use path. Include striping for a cross walk at Washington St. and ADA ramps. Final improvements to be reviewed and approved by the City Engineer.
34. Plans must be updated to show the new public trail outside of the boundary fence.
35. Plans must be updated to show access for maintenance vehicles to detention/retention basins. Ormsby Blvd and Mountain St may not be the only access adjacent to any basins. Any paved walkways along said access must have appropriate thickness to allow for vehicles.
36. Plans must be updated to indicate that common space drainage, storm drains and basins are to be privately maintained by the HOA. The Handbook and the CC&Rs shall reflect this.
37. Plans must be updated to give building pads a minimum of 2 feet of flood freeboard.
38. Several lots have back lot line elevations that are significantly higher than the existing grade. Plans must be updated to clarify how this will work.
39. There is a discrepancy between the drainage report and the plans, calling the basins both detention and retention basins. Please clarify the function of these basins. Retention basins will require additional information about infiltration rates in the Technical Drainage Study.
40. Provide a full Technical Drainage Study per Division 14.9 of the CCDS. This technical drainage study must address the following:
 - a. There is a culvert that exits the southeast corner of the property by the park at Mountain Street. This culvert is known to overtop during 5 year storm events. The inlet to this facility, and storm drain in Mountain Street, must be analyzed to determine what remediation is necessary to accommodate additional flows, if any, from the project.
 - b. There are existing culverts that cross Ormsby Blvd for site runoff and for Ash Canyon Creek. The ability of the subject property to store flood waters may potentially aid in the ability of these structures to handle storm flows. Structural

- fill for the development may reduce this storage capacity for storm events. The ability of these structures to handle storm events after development must be analyzed.
- c. The report must address the propagation of irrigation flows to any downstream water rights holders.
 - d. A drainage plan must be provided that shows the flood volume 1:1 balance and shows a clear, free draining, 100 year flow path. Account for on and off site flows on this plan.
 - e. Update the report to account for offsite flow coming from the area between Vicee and Ash Canyon, namely areas VC03, AC10, and AC09, and offsite flow from upstream subdivisions such as Long Ranch Estates and Wellington Crescent.
 - f. The offsite flow table shows 12cfs for 10%, 2%, and 1% chance events. There is little to no fluctuation between these values, also these values seem low considering the flows reported for the areas between Vicee and Ash Canyon in the WCR Freeway Analysis. Please address this.
 - g. The pre and post development flow seems low. Please address this.
 - h. The drainage report must state that a CLOMR will be required for the development.
 - i. Show sizing of the culvert crossings at Bolero and at Lexington streets. These culverts must be designed to handle the 100 year storm flows.
- 41. Plans must show that vertical and horizontal data are tied to the Carson City control network and use the network for all floodplain base flood and structure elevations.
 - 42. The plans and the drainage study must demonstrate adherence to Flood Protection ordinance 12.09 and erosion and sediment control ordinance 12.12.
 - 43. The project must get approval of a CLOMR from FEMA and give Carson City funds to process a LOMR once the project is completed.
 - 44. A stormwater pollution prevention permit, and a dust control permit must be obtained from the Nevada Division of Environmental Protection (NDEP).
 - 45. Plans must be updated to address street lighting requirements per Division 12.14 of the CCDS.
 - 46. Plans must be updated to show that trees do not hinder minimum sight distance per Division 12.11 of the CCDS, and to show that trees are not within 10 feet of water or sewer mains.
 - 47. Plans must be updated to give instructions for identification and removal of on-site perennial pepperweed.
 - 48. As part of the Final Map, plans must be updated to show a Public Utility Easement per the above requirements.
 - 49. All roadway gates must provide a minimum of 20' clear width when open.
 - 50. All roadway gates with electric operators must have a Knox key switch for emergency vehicle access.
 - 51. All roadway gates that have manual locks must have an approved Knox box or other CCFD approved method of providing a way to unlock the gate.

52. Once more than 30 building permits for dwelling units are applied for there must be a second approved access to the subdivision.
53. Project must comply with the 2012 International Fire Code (IFC) and Northern Nevada Fire Code amendments. Hydrants don't comply with 2012 IFC Appendix C spacing requirements.
54. The assisted living complex needs to provide turn-arounds due to the length of the fire access road to the rear of the parking lot, or provide a connected loop route.
55. Additional hydrants will be required for the assisted living complex.
56. Provide more detail of the assisted living area. Some type of covered patient loading area is preferred.
57. The proposed independent and assisted living buildings will require fire sprinklers and fire alarms. The other proposed commercial buildings may require fire alarms and fire sprinklers depending on the final design.
58. All Building plans need to be submitted to Carson City Building Department for Health and Human Services review.
59. The Assisted Living facilities will need approval from Nevada Division and Public and Behavioral Health Bureau of Health Care Quality and Compliance prior to construction.
60. This project must meet all applicable codes as found in 40 CFR 408, CCMC 12.06., CCMC 12.12, and 2012 UPC.
61. Any commercial facility will be required to install a properly sized grease interceptor if that facility will be engaged in preparing food for the public or its residences i.e.: club house, assisted living facility, deli, and or extended care facilities. Per CCMC 12.06.245, and 2012 UPC.
62. Any new facility that will be engaged in food preparation will also need to connect trash enclosure to a grease interceptor. Per CCMC Appendix 18 Division 15.5.
63. Dependent on the type of facility, amounts and types of chemicals used, commercial facilities may also be required to provide 100% secondary containment for chemicals stored and used at facility. Per CCMC 12.06.248
64. Garbage disposals not allowed in commercial facilities or institutions per CCMC 12.06.226.
65. Please note any facility with a wash pad or the potential to discharge petroleum products or excessive suspended solids shall install an approved sand and oil interceptor in accordance with the Uniform Plumbing Code. Per CCMC 12.06.246.
66. A private Home Owner's Association (HOA) will be formed to provide maintenance for all the following areas in perpetuity: Common area landscape and open space areas, buffer areas between the development and neighborhoods, common area path system, landscape medians, street corridors, non-public recreation facilities/amenities (i.e. club house/pool) in perpetuity. The HOA will also be responsible for snow removal on private streets and snow storage. The maintenance and funding shall be addressed in the

development's CC&R's to the satisfaction of the Carson City District Attorney. Common area maintenance shall include at a minimum, but not limited to the following:

- Debris, weed, and litter removal
 - Noxious weed management
 - Care and replacement of plant material
 - Plant material irrigation and irrigation system repair
67. The HOA will provide 100% funding and maintenance for all public park and recreation amenities (i.e. neighborhood park, linear park, multi-use path system, park and exercise equipment etc.). The maintenance and funding shall be addressed in the development's CC&R's as well as in the Handbook to the satisfaction of the Carson City District Attorney. A separate development agreement regarding maintenance of these facilities shall be entered into between the HOA and the City, and the development agreement shall be referenced in the Handbook. A recorded covenant or deed restriction is recommended on all properties within the proposed development to ensure maintenance of these amenities is funded in perpetuity. The restrictions will provide that should the HOA ever cease to exist, an assessment will then be implemented by the City to form a Landscape Maintenance District (LMD), per CCMC to provide for the maintenance and upkeep of the public parks and recreation amenities and linear park/multi-use path.
68. The multi-use path will be designed to conform to the standards and policies of the Carson City Unified Pathways Master Plan adopted April 6, 2006 (as revised March 15, 2007).
69. The neighborhood park will be designed to conform to the Parks and Recreation Master Plan as adopted by Carson City on April 6, 2006 (as revised March 15, 2007).
70. Paths and sidewalks shall conform to the standards as outlined in the Carson City Unified Pathways Master Plan.
71. Sidewalk connections to the neighborhood park and linear park/multi-use path will provide convenient and logical access to these facilities and the overall sidewalk network within the development.
72. As part of the Phase 1 improvement plan, the applicant will construct and dedicate to the City the neighborhood park and linear park/multi-use path, as well as implement the improvements at the Mountain Street trailhead. This shall be coordinated through and agreed upon by the Carson City Parks, Recreation & Open Space Department.
73. The developer shall be required to use best management practices during construction to prevent the spread of noxious weeds and will incorporate language in construction documents to ensure contractors and subcontractors comply. The Parks, Recreation and Open Space Department will assist the applicant with this condition.
74. As phases of the Planned Unit Development are implemented, the plans shall be submitted for review by the City. The applicant shall be required to demonstrate connectivity between the neighborhood park, linear park/multi-use path, and sidewalks. This shall be done to the satisfaction of the Parks, Recreation & Open Space Department.
75. All drainage facilities (channels, ditches, and detention basins) within the development will be the responsibility of the HOA and shall be maintained to City Standards.

76. The developer, at their expense, will construct and dedicate the land and all agreed upon improvements for the neighborhood park and linear park/multi-use path to the City upon successful completion, and final project acceptance of said work by the City, through its Parks, Recreation & Open Space Department. As a result, the Residential Construction Tax (RCT) described in CCMC 15.60 - Residential Construction Tax et. seq. will not be collected by Carson City at the time building permits are issued for residential dwelling units in the project area. A development agreement, or similar instrument, between the applicant and the City regarding RCT, park and trail construction will be required for consideration of the Carson City Board of Supervisors and to the satisfaction of the Carson City District Attorney at the time of Final Map.
77. The applicant will design and construct a 1.2 acre neighborhood park.
78. The park design will be coordinated with the Parks, Recreation, and Open Space Department for review and approval, including construction inspections. The design will be consistent with the department's guidelines and development standards, including water conservation design elements.
79. The park design will incorporate universally accessible components and be compliant with the Americans with Disability Act.
80. The park will be designed to allow for City maintenance vehicles and emergency services to access the site.
81. The proposed project's perimeter fencing will be located on the outside of the park property to ensure public access. Gate(s) providing pedestrian/ADA access for Vintage at Kings Canyon residents to the park will be allowed at locations approved by the Parks, Recreation and Open Space Department.
82. Vineyards will not be incorporated into the design for the neighborhood park.
83. The park's design shall incorporate the existing Mountain Street Trailhead. The applicant shall design and construct, at their expense any design modifications to the trailhead, including but not limited to a restroom facility (including utility connection fees associated with a permanent flush toilet facility), parking lot infrastructure preservation/maintenance (crack sealing, slurry seal, restriping, curb cut for access etc.) and a 10' wide concrete path with an adjacent 3' wide decomposed granite path connecting to the trailhead. It is expected the that park design shall be seamless with the existing trailhead and the identified trailhead improvements shall be constructed during Phase I and at the same time as the neighborhood park.
84. The applicant will design and construct a multi-use path (off street/paved/shared) at a 10' wide (minimum) AASHTO standard concrete path with an adjacent 3' wide decomposed granite path. It will be constructed from the City's Mountain Street Trailhead to the City's Long Ranch Estates Open Space trail system and have an at grade pedestrian crossing with flashing lights on North Ormsby Boulevard.
85. The applicant will design and construct a 1.82 acre (approximate size) linear park/multi-use path that will have various site amenities. They will include but are not limited to universally accessible outdoor exercise components/stations, interpretive signage related to the Anderson Ranch history, park benches/seating areas (per 1000 lineal feet of trail along the path), pet waste stations/trash cans, signage depicting direction and

trail distance, and landscaping. The linear park should offer universally accessible outdoor exercise equipment that incorporates a well-rounded fitness program (aerobic, muscle, core, balance, strength and flexibility) for the benefit of Vintage at Kings Canyon residents and the general public.

86. The linear park/multi-use path shall be located outside the proposed project's perimeter fence for ease of access by the general public. Gate(s) providing pedestrian/ADA access for Vintage at Kings Canyon residents to the path will be allowed at locations approved by the Parks, Recreation and Open Space Department.
87. The linear park/multi-use path will include landscaping with a variety of trees (either evergreen or deciduous) that will be planted at a rate of 1 tree per 50 lineal feet (tree groupings are acceptable) with a minimum of 6 shrubs per tree. Also, there will be no vineyards incorporated into the landscape design concept for the linear park/multi-use path.
88. The applicant shall design and construct a 10 foot (minimum) wide AASHTO standard concrete multi-use path with an adjacent 3 foot wide decomposed granite path along Kings Canyon Road from the pedestrian facilities at the corner of North Ormsby Boulevard to the Long Ranch Estates Subdivision's pedestrian facilities. This path connection will improve bicycle and pedestrian safety along Kings Canyon Road. While this path is not located within the proposed development area it is located on property identified within the applicant's project application.
89. The Vintage at Kings Canyon's Conceptual Planned Unit Development plan is located on property currently owned by Andersen Ranch LLC. This property is identified in the Open Space Plan as a high priority area for protection due to its irrigated agricultural lands. The current owners have not initiated discussions with the City regarding acquisition. Therefore, additional acquisition outside of the neighborhood park and linear park/multi-use path will not be required at this time.
90. Revise the Master Plan Amendment and the Tentative Planned Unit Development documents to state that all open space references refer to the private common areas required by the City's development standards and not the City's Open Space Program.
91. The Unified Pathways Master Plan (UPMP) identifies bicycle lanes along the street frontage of the proposed project on North Ormsby Boulevard (Exhibit B). This UPMP requirement on North Ormsby Boulevard needs to be coordinated with City Engineering's requirements for the development's half street improvements.

LEGAL REQUIREMENTS: CCMC 18.02.070 (Master Plan), NRS Chapter 278A (Planned Development), CCMC Section 17.07 (Findings), CCMC Section 17.09 (Planned Unit Development), CCMC Section 18.02.080 (Special Use Permits), CCMC Section 18.04.120 (Neighborhood Business)

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

ZONING DISTRICT: Single Family 6000 (SF6), Single Family 12,000 (SF12), and Single Family One Acre (SF1A)

KEY ISSUES: Does the request meet the findings required for a Master Plan Amendment? Does the proposal meet the Planned Unit Development requirements and other applicable requirements?

SURROUNDING MASTER PLAN:

NORTH: Medium Density Residential

SOUTH: Medium Density Residential

WEST: Low Density Residential & Parks and Recreation

EAST: Medium Density Residential

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 12,000 / Single Family Residential & Vacant

SOUTH: Single Family 12,000 & Single Family 6000/ Single Family

WEST: Single Family One Acre & Single Family 21,000 / Single Family Residential

EAST: Public Community and Single Family 6000 / Single Family & Parking Lot

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: AO & AE (100 year flood plain), X shaded (between 100 – 500 year flood plain)

SLOPE/DRAINAGE: Generally flat

SEISMIC ZONE: Zone I (Severe)

FAULT: Within 500 feet

SITE DEVELOPMENT INFORMATION:

SUBJECT SITE AREA: 78.2 acres

EXISTING LAND USE: Vacant land

DWELLING UNITS PROPOSED: 212

CONGREGATE CARE UNITS: 96

SITE HISTORY:

March 2, 2016: CPUD-16-009: Conceptual Review of Vintage at Kings Canyon Planned Unit Development consisting of 214 residential lots, an assisted living facility, an extended care facility, and neighborhood commercial services.

June 21, 2016: CPUD-16-059: Conceptual Review of Vintage at Kings Canyon Planned Unit Development consisting of 212 residential lots, congregate care, and neighborhood business uses.

BACKGROUND:

On March 2, 2016, the applicant participated with City staff in a Conceptual Planned Unit Development review (CPUD-16-009) for the proposed development per the Planned Unit Development process outlined in Section 17.09 of the Carson City Municipal Code (CCMC). The purpose of the Conceptual Planned Unit Development review is for City staff to provide comments to the applicant regarding City requirements for the proposed project.

Due to the changes in the design, staff requested a second Conceptual Planned Unit Development review (CPUD-16-059) so as to be able to identify any changes in the staff comments based on re-design.

As part of both conceptual plan review processes, staff advised the applicant that a Master Plan Amendment and a Tentative Planned Unit Development (PUD) review would be procedurally necessary.

PUBLIC COMMENTS:

Public notices were mailed to 645 property owners within 900 feet of the subject site on September 9, 2016. As of the writing of this report, one letter in support and 59 letters in opposition of the request have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting, depending on the date of submission of the comments to the Planning Division.

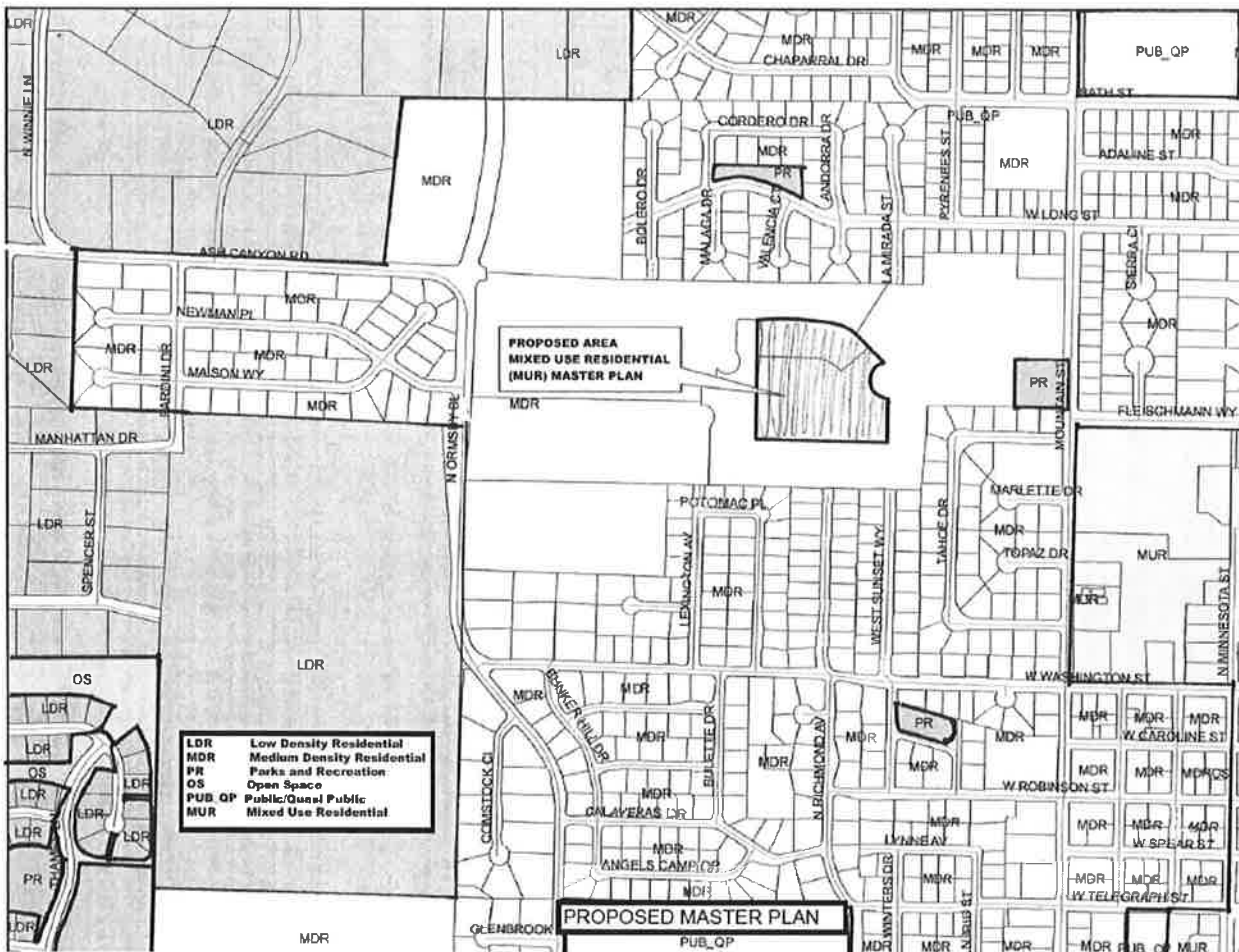
A summary of the comments is as follows:

- Developer responsive to community concerns.
- No appropriate for open space.
- It's an upscale development.
- Allow general public to use services inside the development.
- May be too pricey for the target market.
- Inadequate diversity of the housing styles.
- Lots too small.
- No handicapped parking shown.
- Not similar to surrounding housing choices in neighborhood.
- Object to re-zoning area.
- Keep it as it is, as open space.
- Object to commercial uses in a residential setting and possible expansion of these uses in the future.
- Not compatible with surroundings.
- Housing does not provide adequate size.
- Should seek diversity of age of residents.
- Need to address snow removal.
- Open space is in yards, not true open space.
- Object to on-street parking, inadequate parking proposed.
- Traffic study is inadequate.
- Not enough time spent looking at the traffic patterns, specifically during school drop off/pick up times.
- Stating over 55 aged people do not drive is inaccurate.
- Additional traffic on streets will also impact students walking to/from schools.
- Senior housing may not be the best target for new housing in Carson City.
- Project needs additional review prior to a decision.
- The application does not follow/conform to all text of the Master Plan goals and policies.
- Not adequate sewer, water to support this expansion of housing.
- Inadequate open space.
- Lot sizes are too small.
- Provide height limitations on the homes.
- Provide detail of fencing.
- Increase width of trails, especially on exterior.
- How is the HOA maintained? Will it be self-sufficient? Will other CC residents end up paying to maintain this project?
- Are their adequate numbers of physicians available in CC to provide services to this targeted influx of seniors?
- Will residents be safe if behind a gate which is locked at night?
- No diversity of population. A wider age range meets the needs of a vibrant community.
- What landscaping is proposed?
- How will 55+ be enforced? What about emergency situations where a young person needs care and needs to stay here?
- What disaster evacuation plans for elderly? Fire/flood ingress/egress for CCH

- Overhead power lines are shown on the plan and are not allowed with new development.
- Light pollution with new development of commercial.
- Only benefit of project is to developer.
- Mirror the Long Ranch/Kings Canyon project with large open spaces, trails, etc.
- Open or extend the existing dead-end or closed streets to allow traffic to travel freely through the proposed development.
- Traffic is proposed on streets which are too narrow to support it.
- Flood plain. Flooding in past. Additional development will impact surrounding properties with run-off, who may need flood insurance as a result.
- Housing creates a need for additional public services.
- Green spaces need to be available to the public, not behind a locked gate or posted for residents only. Provide details of gates and fencing.
- Explain height of buildings. Restrict to one story to maintain views.
- Restrict to avoid transitional housing/homeless housing.
- Kitchen in CCH is too small to provide meals to residents.

MASTER PLAN AMENDMENT

The applicant is seeking a Master Plan map amendment to re-designate 5.6 acres currently designated as Medium Density Residential to Mixed Use Residential as shown on the map below.



DISCUSSION:

The Carson City Master Plan was adopted on April 6, 2006. As stated in Chapter 1 of the Master Plan:

"This Master Plan is an officially adopted advisory document that outlines Carson City's vision and goals for the future and provides guidance for elected and appointed officials in making choices regarding the long-range needs of the community. The written goals and guiding principles, policies, and recommended actions, in combination with the Land Use Map, provide guidance for decisions affecting growth, the use and development of land, preservation of open space and the expansion of public facilities and services. The Master Plan consists of both written policy recommendations and maps, which should be used together when making decisions. It is also recognized that this document should be reviewed annually at a public hearing and revised as needed to reflect the availability of new implementation tools, changes in State and Federal law, changes in funding sources, the results of monitoring the effectiveness of existing policies and the impact of past decisions, as well to reflect changes in the community's vision for the future."

In general, the Master Plan has goals and policies that encourage compact growth and infill development where infrastructure is available, and discourages sprawl development that would compromise the open space surrounding the City.

The applicant is seeking to re-designate a 5.6 acre area currently designated as Medium Density Residential (MDR) on the Land Use Map of the Master Plan to a Mixed Use Residential (MUR) designation. The applicant has a concurrent application for a Tentative Planned Unit Development (TPUD) that includes a re-zoning of the 5.6 acre area to Neighborhood Business (NB). As part of the TPUD, the applicant is seeking to develop the 5.6 acre area as congregate care with ancillary uses. Given the specificity of the request, staff is recommending that the effective date of the Master Plan amendment be the effective date of the Planned Unit Development.

Section 18.02.070 of the CCMC identifies the process for amending the Master Plan. A property owner may initiate a Master Plan amendment. The Board of Supervisors has the authority to approve an amendment to the Master Plan. The Planning Commission reviews requests for amendments to the Master Plan and, upon making the four required findings identified in 18.02.070.10 of the CCMC, may adopt a resolution recommending approval of the amendment. A recommendation for approval requires a 2/3s vote the Commission membership.

FINDINGS: MASTER PLAN AMENDMENT

Consistent with CCMC Section 18.02.070.10, when forwarding its decision to the Board for adoption of the amendment, the Commission shall, at a minimum, make the following findings of fact.

a. Consistency with Master Plan

The number one theme of the Master Plan is to have a Balanced Land Use Pattern. There are three associated guiding principles.

Guiding Principle 1: A Compact and Efficient Pattern of Growth

Carson City will have a compact pattern that makes efficient use of the limited land area and water resources it has available for urban growth, that fosters the provision of infrastructure and services in a cost-effective manner, and that balances development with conservation of the natural environment – particularly where public lands abut the urban interface.

Guiding Principle 2: Balanced Land Use Mix

The City will work to broaden and diversify its mix of land uses in targeted areas as well as citywide. Particular emphasis will be placed on expanded housing, retail, and service options to better serve both existing residents and the City's large non-resident workforce – achieving a better balance as a place to live as well as work.

Guiding Principle 3: Stewardship of the Natural Environment

The City will identify and strive to conserve its natural, scenic, and environmentally sensitive areas including important wildlife habitat, the floodplains of the Carson River and other significant watercourses, and visually sensitive areas, such as prominent hillsides surrounding the community. In addition, the City will plan for future development to minimize the impacts of potential natural disaster events, such as wildfire and flooding, on the community.

The subject property is an infill site. It is surrounded by property currently served by water and sewer and appropriate infrastructure, thus is consistent with a compact and efficient pattern of growth. Additionally, the proposed amendment will allow for a diversified mix of land uses in that it will allow for an age in place community that not only includes dwellings of various size lots with private amenities, but also includes a congregate care facility where residents can live when they can no longer take care of themselves. This will allow residents to stay in their community even when they are not able to stay in their home any longer.

The third component of achieving a balanced land use pattern is land protection. The City's Open Space Plan recognizes that irrigated agricultural lands within the community are valuable. However, when the land is no longer irrigated and utilized for agricultural purposes, it becomes vacant land that is no longer a scenic resource. Staff would describe the subject property as this. In fact, the Fire Department has received complaints from residents concerned about the dry vegetation creating a hazardous condition. In the case of private land, the City will pursue protection of land as open space if it can be acquired from a willing seller, or by other mutually agreeable methods (CCMC 13.06.060.) There is not a willing seller. Therefore, staff finds the proposed amendment to be consistent with the City's policies regarding open space.

Staff finds the request is also consistent with Guiding Principal #9.

Guiding Principal 9: Stable, cohesive neighborhoods offering a mix of housing types.

Carson City will encourage the development of new neighborhoods that contain a mix of land uses and housing options that meet the varying functional and financial needs of its residents, including single family, attached homes (duplexes, townhomes), multi-family dwellings, accessory dwellings, and housing included as part of mixed-use developments. The City will also work to maintain the quality and character of established neighborhoods and ensure that infill and redevelopment is designed in a manner that minimizes impacts on existing neighborhoods, including rural neighborhoods located within the City's urbanizing areas.

The proposal will allow for housing that meets various functional needs. Absent the Master Plan amendment and associated zoning map amendment, a congregate care facility cannot be located on the subject property. The location proposed for a Master Plan amendment is interior to the site with residential development surrounding the congregate care facility.

Staff finds the request to be consistent with the following goals of the Master Plan.

1.1b Urban Service Area

Discourage growth in locations not currently served by urban services or not planned to be served by the city's water and wastewater infrastructure by prohibiting the rezoning of lands for urban development intensities in locations not served or planned to be served by urban services, as identified in the City's Water and Wastewater Master Plan.

2.1.d Land Use Friction Zones

Discourage rezoning of properties that create "friction zones" between land uses – for example, placing incompatible land uses such as industrial and residential adjacent to one another. Enforce standards for transitions between residential and commercial uses and develop standards for mixed-use development to address compatibility issues.

2.2.a. Variety of Housing Types

Encourage a mix of housing models and densities for projects within the urbanized area based upon their size, location, surrounding neighborhood context, and applicable land use policies, as contained in Chapter 3. In general, larger neighborhoods should incorporate the largest variety while a smaller site surrounded by existing housing may be more limited by required transitions.

9.3b Compatibility of Infill and Redevelopment

Ensure that infill and redevelopment is designed in a manner that minimizes impacts on and is compatible with existing neighborhoods through the use of appropriate height and density transitions, similar setbacks and lot coverage, garage and loading area location and configuration, the development of park and recreational facilities, connectivity to existing neighborhoods by a pathways system, and other neighborhood specific design considerations.

b. Compatible Land Use

Per the Master Plan, the Mixed Use Residential neighborhoods are intended to be largely self-supporting and to be comprised predominantly of medium to high-density housing (with a mix of types and intensities) as well as a range of retail, office or live-work units or in close proximity to such services. In this particular case, the requested Master Plan Map amendment is for a 5.6 acre area located in the interior of a 78.2 acre property. The 5.6 acre portion is intended to be utilized for a congregate care facility with ancillary uses. The balance of the land will be utilized for residential uses, a park, and trails. By making the effective date of the Master Plan amendment tied to the effective date of the Planned Unit Development, there can be certainty in the compatibility of land uses.

c. Response to Change Conditions

Historically, nursing homes (now called congregate care, assisted living, independent living) have been treated as institutional uses, much like a hospital, and not been permitted in residential areas. More recently, the concept of "aging in place" communities have become popular. These over 55 year old communities allow activities for seniors, but also have various housing types within the community to allow the resident to remain in the community, but to have housing that corresponds to their abilities. Active, healthy adults may have a home with a yard that they care for, and then move on to a zero lot line home where they can take care of themselves in the home but don't have a yard to care for, and then move on to an independent living unit where someone else handles the cleaning and meal preparations. The existing residential land use designations and the residential zoning districts do not allow for congregate care in a residential zoning district, thus a "aging in place" community cannot be realized given existing Master Plan land use designations and associated zoning designations.

d. Desired Pattern of Growth

The subject property is surrounded by development, and is consistent with the City's goal of infill development, and targeting development to areas with adequate infrastructure, including water, sewer and roads.

TENTATIVE PLANNED UNIT DEVELOPMENT

DISCUSSION:

Per Section 17.09.005 of the CCMC, the purpose of the Planned Unit Development (PUD) is to encourage more efficient use of the land and of public and private services in Carson City; to reflect the changes in technology of land development so the resulting economies benefit Carson City, and to preserve or provide open space, protect natural, cultural and scenic resources, minimize road building and encourage stable, cohesive neighborhoods offering a mix of housing types. The PUD allows for flexibility of land development regulations, while controlling development in the best interests of the ecology, economy, public health, safety, morals, and general welfare of the citizens.

In general, a Planned Unit Development (PUD) is similar to an overlay zone. The allowable uses are limited to those uses allowed in the underlying zoning district, and may be further limited. The allowable density is limited to the density allowed in the underlying zoning per the provisions of CCMC Section 17.09.025. The dimensional criteria, including lots sizes and setback, can be modified in a PUD to something less restrictive than the underlying zoning would require. The general concept is that the balance of the land can be used as open space and recreational amenities. Per the provisions of CCMC Section 17.09.100, 30 percent of the gross area of the site must be set aside for open space. The "zoning ordinance" for the PUD is housed in the PUD Development Standards Handbook.

The handbook submitted for the Vintage at Kings Canyon PUD was modeled after the Lompa Ranch handbook. As Lompa Ranch was a Master Plan Amendment with a Specific Plan, the scope and level of specificity in the handbook is different than that which would be required in a PUD. Given this, staff recommends that prior to review of the TPUD by the Board of Supervisors, the applicant modify the proposed handbook as noted below and throughout the report, as well as incorporating any changes recommended by the Planning Commission. This will allow for a administratively functioning handbook to be adopted with the TPUD.

Modifications to the handbook prior to consideration of the TPUD by the Board of Supervisors shall include the following:

1. A legible map of the site showing area street names and area lot lines.
2. A legible map depicting the interior lots and streets with the zoning superimposed.
3. A lot layout identifying what model home is proposed on each lot.
4. Dimensional requirements for each lot including required setbacks and building height.
5. Tentatively approved building elevations with materials called out.
6. Tentatively approved floor plans.
7. As uses have been identified, remove references to Special Use Permits (1.4.1.e)
8. Remove reference to a Specific Plan (1.4.1.f)
9. Remove reference to average lot size as that will not be part of the dimensional criteria (1.4.2.a)
10. Include the Phasing Plan with the improvements associated with each phase clearly articulated.
11. Remove the reference to wetlands are there are none. (2.1.2.a)
12. Clarify limitations on signage on Mountain Street and Orsmy Boulevard. (2.1.6.d)

13. Clarify if wood can be used for a trash enclosure (2.1.8.c)
14. Incorporate that vehicular gates will be open from 7:00 AM – 7:00 PM.
15. Remove reference to attached residential units. (2.2.2.)
16. Clarify if lots will be identified by number or letter (2.2.2.f)
17. Include the open space diagram so as to ensure that no improvements in conflict with the open spaces are pursued.
18. Remove references to walls along collector roadways (2.2.6.a)
19. Call out that buffer areas are as shown on the TPUD. To the extent there is conflict between the handbook and the TPUD plan, the plan prevails. (2.3.b)
20. Bollard lighting will not be included on the public trail system. (2.3.d)
21. Modify the Residential Architectural Elements (2.4.2) to better describe the proposed elevations.
22. Incorporate operations and maintenance information, agreed to by the Parks and Recreation Director, regarding operations and maintenance of common areas, the park, and trails. To the extent there are outstanding details, provide a reference as a place holder.
23. Clarify that the park and trail maintenance will be the responsibility of the HOA. (3.1.4.a)
24. Modify references to traffic impact reports to recognize additional reports will be required when there are changes that effect traffic counts or flow patterns. If there are not changes that effect traffic counts or flow patterns, a sealed memo will be submitted with the construction permit application stating that the traffic impact study for the tentative map applies to the proposed improvements. (3.7)
25. References to Fire Protection and Police Protection to be modified to recognize the scope of development is included in the TPUD, and there is no future project that may require conditions. (3.8 and 3.9)

The Vintage at Kings Canyon PUD is an infill residential development consisting of 212 single-family residential lots with a clubhouse and pool, a 96 unit congregate care facility with associated ancillary uses, park, and a trail system on 78.2 acres. The applicant proposes an over 55 year old community that will accommodate aging in place. Additionally, the applicant proposes a road network, a trail system, open space areas, and a park. The development is proposed to be fenced and gated, with gates open from 7:00 AM to 7:00 PM.

In terms of land use, the applicant proposes to limit the allowable uses beyond those that are allowed in the underlying zoning district as noted in the table below.

Proposed Table of Permitted Uses

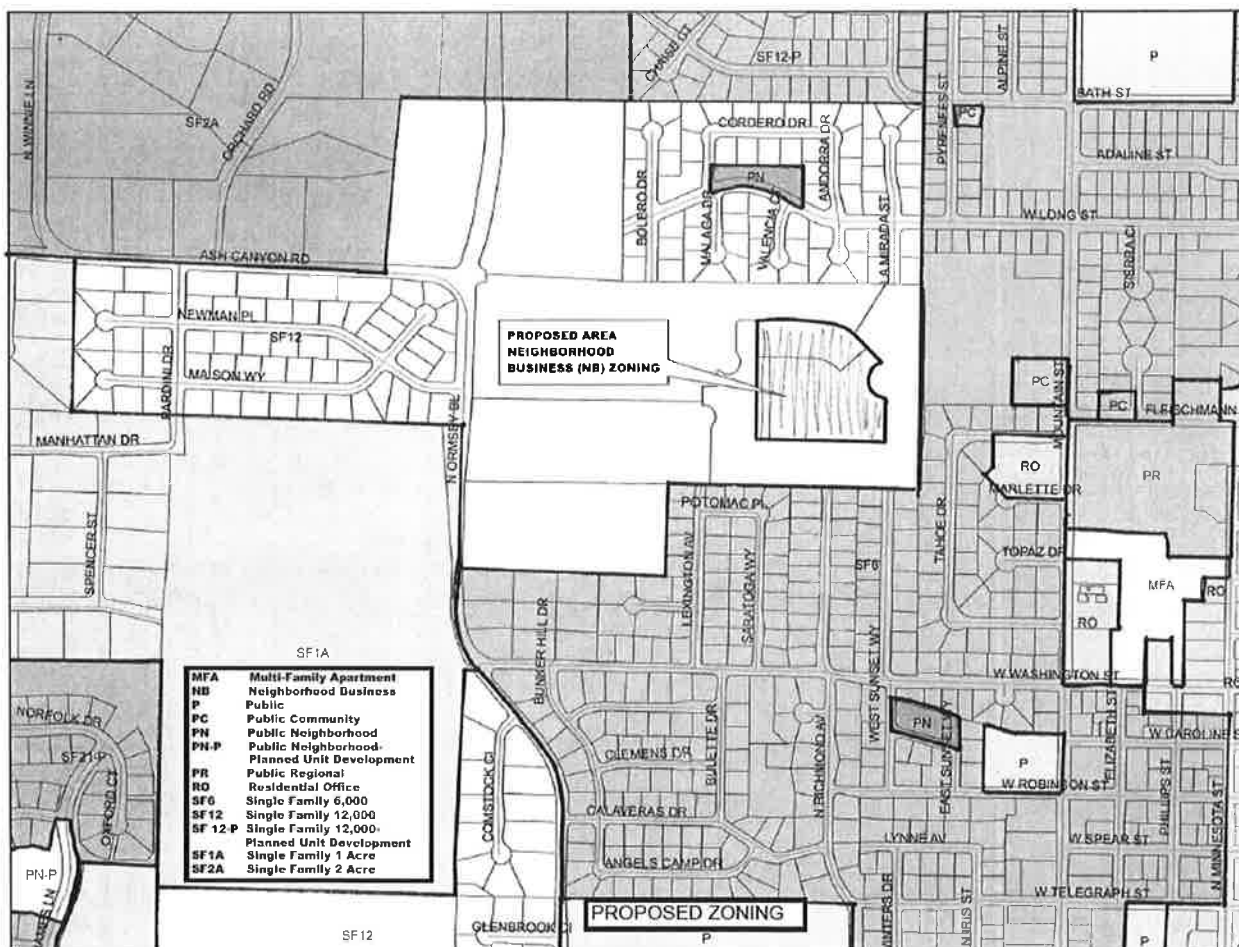
Zone	Permitted Uses	Notes
SF12	Single Family Residential	Ancillary uses per CCMC
SF6	Single Family Residential	Ancillary uses per CCMC
SF6	Sales Center	Hours of Operation 9:00 AM – 6:00 PM
NB	Congregate Care	Building shall not exceed one story
NB	Assisted Living Center	Building shall not exceed one story
NB	Independent Living Center	Building shall not exceed one story
NB	Personal Services (art galleries, libraries, café's, resident food service, salons, barber shops, dry cleaners, similar	Limited to use by residents and guests only. Commercial uses open to general public are prohibited.
NB	Gym / fitness center	Limited to use by residents and guests only. Commercial uses open to general public are prohibited.
NB	Medical Office	Ancillary to assisted / independent living and

		congregate care residents only.
NB	General Office	Limited to Vintage at Kings Canyon Administrative Offices only.
NB	Sales Center	Hours of operation shall be between 9:00 AM – 6:00 PM.

In terms of dimensional criteria, the applicant is seeking the following modifications:

- Lot sizes that are smaller than the required zoning, as depicted on the site plan;
- To utilize a zero lot line product as shown on the site plan;
- To utilize an alternative parking standard for the personal services use as the use is not available to the public;
- To utilize a rolled curb, and parking on one side of the street.

As part of the TPUD, the applicant is seeking to rezone a 5.6 acre area from Single Family 6,000 (SF6) and Single Family 12,000 (SF12) to Neighborhood Business (NB), as shown on the map below.



In accordance with CCMC Section 17.09.030, the tentative subdivision map, the zoning map amendment, and the special use permit that would otherwise be required are included as part of the request for a TPUD, and are not subject to a separate and distinct review process.

Per the provisions of CCMC Section 17.09.045, the Planning Commission reviews requests for TPUDs, and makes a recommendation to the Board of Supervisors based on the ability to make the findings of fact identified in CCMC Section 17.07 in the affirmative.

Development Requirements of a Planned Unit Development (PUD)

Timing of Development (CCMC 17.09.020)

The applicant is proposing to develop the site in five phases. Per the provisions of CCMC Section 17.09.020, the construction and development of all approved amenities, including open space and support facilities shall occur no later than the construction or development of 25 percent of the dwelling units. Twenty five percent is 53 dwelling units. The 53rd dwelling unit will be constructed in phase II of the project. Recognizing this, as the neighborhood park and associated linear park/multi-use path are located within phase 1, staff would recommend that those improvements be included as part of the improvement plans in phase 1. Furthermore, to accommodate improved pedestrian access, particularly to area schools, staff recommends that the public trail from the existing trail head on Mountain Street to Orsby Boulevard be completed in phase 1. The balance of the amenities would need to be included in the phase 2 improvement plans.

Staff also recommends that the phasing plan be included in the PUD Handbook with the required improvements associated with each phase clearly articulated.

Density of Land (CCMC 17.09.025)

CCMC 17.09.025 identifies the maximum density allowed based on the underlying zoning classification. Utilizing the applicable formula, the PUD can have a total of 235 residential lots. The applicant proposes 212 residential lots, thus is in compliance with the allowable density. Note that the 5.6 acres proposed for the congregate living facility is not included in this calculation.

Specific Design Standards (CCMC 17.09.095)

The minimum site area for a PUD may not be less than five acres. The subject property is 78.2 acres.

The minimum number of units in the PUD shall not be less than five dwelling units. The applicant proposes 212 dwelling units.

The minimum lot area in the SF1A zoning district may be reduced to no less than 33 percent of the minimum lot size allowed by the applicable zoning district. No lots in the SF1A are proposed to be less than 33 percent of the minimum lot size. The other applicable zoning districts do not have a minimum required lot area in a PUD.

In the SF1A zoning district, where the resultant lot will be less than one acre, the following dimensional requirements shall apply.

	<u>Required</u>	<u>Proposed</u>
Minimum Lot Width:	80 feet	80 feet
Minimum Front Setback:	20 feet	25 feet
Minimum Side Setback:	10 feet	15 feet
Minimum Street Side Setback:	15 feet	20 feet
Minimum Rear Setback	20 feet	30 feet

The lot dimensions, particularly lot width, depicted on the proposed plans comply with this requirement. Additionally, the setbacks articulated in the proposed handbook Section 2.2.2.h demonstrate compliance with these provisions.

There is no internal setback requirement provided that a minimum of ten feet between structures is maintained. The proposed plans demonstrate compliance with this requirement. Staff recommends inclusion of this requirement in the handbook.

Except fences, no structure may be located within 20 feet of the periphery boundary of the PUD. The plans demonstrate compliance with this requirement.

The height of buildings in a PUD is as allowed in the underlying zoning district. The applicant has volunteered that all building associated with the congregate living facility will be a single story. As this facility will be in the middle of a residential area, and to help create compatibility, staff would recommend a condition of approval that the buildings that are associated with the congregate care facility be limited to a single story, with a building height to not exceed 26 feet. Single story homes are proposed in the SF6 and SF12 zoned areas, and on the perimeter lots of the SF1A lots. Interior lots in the SF1A zoned areas are proposed to include an optional second floor. Staff would recommend a condition of approval that reflects the intent of the building height, with additional wording that would limit single story homes to a height of 15 feet, and two story homes to a height of 20 feet. Of note, building height is defined as from average grade to the midpoint of the highest roof surface. Staff would further recommend that these limitations be clearly articulated in the handbook.

Parking standards are required as articulated in Division 2 of the Development Standards. Each home is required to provide two on-site parking spaces. The Garden Villa model includes a one car garage. All other residences include a two car garage. Consistent with Division 2, staff recommends that the Garden Villa model be modified to accommodate two on-site parking spaces, or, consistent with 2.2.F of the Development Standards, the applicant submit accredited documentation to the Director justifying a modification to the parking requirements. Staff recommends that this requirement be included in both the Conditions of Approval as well as the handbook.

The congregate care facility will require one space for each five beds plus one space per three employees. Compliance with this condition will be subject to final determination at the time of construction plan review when the design of the facility is known. Staff finds that the ancillary uses that are part of the congregate care facility are not a separate and distinct use. Therefore, no additional parking is required to accommodate those uses.

Storage areas may be provided in the plan. The applicant has shown a maintenance building on the site, which may be used to store maintenance equipment.

Sidewalks are required on all public and private streets. The streets are proposed to be private. Sidewalks are proposed on both sides of the street. The HOA will be responsible for maintaining the streets and sidewalks, including snow removal.

Underground utilities (water, sewer, gas, electricity, telephone, cable television) shall be required in all PUDs, prior to any street paving. Staff recommends that this be made a condition of approval and be incorporated into the handbook. This requirement will be enforced as part of the improvement plan review.

Landscaping is required to meet the City's standards. A preliminary landscaping plan has been submitted. A detailed landscape plan demonstrating compliance with the provisions of Division

3 of the Development Standards and CCMC 17.09 shall be required a part of the improvement plans.

Bike paths consistent with the Unified Pathways Plan are required. The applicant has proposed a multi-use pathway from the trail head on Mountain Street along the southern property line, across Orsmby Boulevard, along the eastern property line, and then along the southern edge of the irrigation ditch consistent with the Unified Pathways Plan.

Drainage on the internal private and public streets shall be as required by the Development Engineering Department. The Engineering Department has recommended a condition of approval requiring a full technical drainage study. Engineering has also recommended a condition of approval that all common space drainage, storm drains and basins are to be privately maintained by the Homeowner's Association. This requirement should appear in the handbook.

Fire hydrants shall be provided and installed as required by the Fire Department. As proposed, the hydrants do not comply with the 2012 International Fire Code Appendix C spacing requirements. Additional hydrants will be required for the assisted living complex. Staff has recommended conditions of approval requiring compliance with the hydrant spacing requirements.

Open Space (CCMC 17.09.100)

All PUDs shall set aside a minimum of 30 percent of the gross area of the site for open space. Therefore, 23.46 acres must be retained as open space. Open space in residential PUDs shall not include sidewalks adjacent to streets, or areas in front or side setbacks with a dimension of less than 20 feet. Open space may include clubhouses and pools. No more than 25 percent of the open space may be private, meaning used exclusively for the use of the occupants such as a backyard or a patio. The applicant has provided an exhibit demonstrating 19.2 acres of common open space, and 5.8 acres of private open space, thus complying with the open space requirements.

If dedication of open space is not accepted, the developer shall provide for and establish an organization for ownership and maintenance for any and all common open space and other common property consistent with the requirements of CCMC 17.09.105.

FINDINGS: TPUD

Per CCMC Section 17.07.005 (Findings) and Section 17.09.050 (Approval or Denial of Application), the approval or denial of a PUD shall be based on the specific findings outlined below. Staff will first address the findings outlined in Section 17.07.005, followed by the findings outlined in Section 17.09.050.

Section 17.07.005 (Findings):

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 PUD will be required to connect to the City water and sewer system. The proposed PUD will be required to obtain a dust control and stormwater pollution prevention permit from the Nevada Division of Environmental Protection (NDEP), and the site grading must incorporate proper dust control and erosion control measures.

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

The City Engineer finds there is sufficient capacity in the water system for the use. However, the Engineer has recommended a condition of approval that an updated water main analysis be provided addressing the system capacity and the water and fire flow demands for the development. Staff has recommended this requirement in the conditions of approval. Sufficient water resources are addressed through the Growth Management building permit allocation system and other ongoing water management efforts.

3. *The availability and accessibility of utilities.*

The project is an infill project located in a portion of the City where utilities are available. The City Engineer has advised that there is sufficient capacity.

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

The PUD is an infill project in an area that is served by existing schools, sheriff protection, and transportation facilities. The proposed development will not overburden these services. The Parks and Recreation Master Plan finds that there is a need for a neighborhood park in this area, and the implementing strategy state "If the property (Andersen Ranch) develops, ensure that a neighborhood park is provided." The applicant has allocated land in the plans for a neighborhood park consistent with the Parks and Recreation Master Plan, and has agreed to improve the park. Staff would recommend that the inclusion of a condition of approval that in Phase 1, the applicant improve and dedicate the neighborhood park and associated linear park/multi-use path from the trailhead on Mountain Street to Ormsby Boulevard. Staff is also recommending that the park and recreation amenities be fully funded by the Homeowner's Association, and this should be memorialized in the handbook, the CC&Rs, and in a development agreement or a similar instrument.

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 PUD is not adjacent to public lands. However, the site does have frontage on Kings Canyon Road, and offers an opportunity to significantly improve pedestrian facilities at the corner of North Ormsby Blvd to Long Ranch Estates pedestrian facilities. This connection was discussed at the Parks and Recreation Commission meeting, and the Commission approved the following motion "*I move that (since) the Andersen Family has agreed to contribute land for a multiuse path on their Northern Heritage Property along the northern edge of King's Canyon road, and the developer of the Vintage at King's Canyon has agreed to develop that path, that we strongly encourage the Planning Commission and the Board of Supervisors to take advantage of this opportunity.*" Consistent with this, staff is recommending that the applicant design and construct a ten foot (minimum) wide AASHTO standard concrete multiuse path with an adjacent three foot wide decomposed granite path along Kings Canyon Road from the pedestrian facilities at the corner of North Ormsby Boulevard to the Long Ranch Estates Subdivision's pedestrian facilities. This path connection will improve bicycle and pedestrian safety along Kings Canyon Road, and will ultimately lead to trails and bike lanes that access public lands on the west side of the City.

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

Conformity with the zoning ordinance and the Master Plan rely on the amendment to the Master Plan. If the Master Plan is re-designated as requested, the requested zoning map amendment will be consistent with the Master Plan, and the proposed PUD will be consistent with both the zoning map amendment and the Master Plan. If the findings for a Master Plan amendment cannot be met, then this finding cannot be met.

ZONING MAP AMENDMENT FINDINGS: CCMC Section 18.02.075.5 (Zoning Map Amendment Findings) identifies the findings that must be met in the affirmative for the Planning Commission to recommend Board approval of the Zoning Map Amendment. These findings are identified below.

1. *That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.*

This zoning map amendment is part of an application for a PUD. Concurrent with the PUD application is an application for a Master Plan Map amendment. If the Master Plan Map amendment is approved, the requested zoning map amendment will be consistent with the Master Plan. If the Master Plan amendment is not approved, then this finding cannot be made in the affirmative.

2. *That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.*

The zoning map amendment is part of an application for a PUD. The applicant is seeking Neighborhood Business zoning, but by tying the zoning map amendment to the PUD, has limited the allowable uses to ensure compatibility. Additionally, the 5.6 acre area that is subject to the zoning map amendment request will, as part of the PUD application, be surrounded by single family homes. Given that the uses are restricted and the placement is surrounded by residential uses that will be adjacent to other residential uses, and that a traffic impact analysis has found no impact, staff can make this finding in the affirmative.

3. *That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.*

The zoning map amendment is part of an application for a PUD. The City Engineer has reviewed the proposed project and found there to be sufficient capacity for the project as shown. The Sheriff's office has reviewed the proposed project, and advised it does not have any concerns.

SPECIAL USE PERMIT FINDINGS: CCMC Section 18.02.080.5 (Special Use Permits Findings) identifies the findings that must be met in the affirmative for the Planning Commission to approve a Special Use Permit. These findings are identified below.

1. *Will be consistent with the master plan elements.*

This finding can be met only if the findings for the requested Master Plan Amendment can be met. The requested Master Plan designation is Mixed Use Residential. This

designation is intended to promote self-supporting neighborhoods which contain medium to high-density housing, but also includes retail, offices or live-work units. This designation further is appropriate adjacent to designated activity centers and along major corridors where infill and redevelopment is encouraged, as well as on larger vacant parcels within the urbanized area where larger scale planning is possible. The congregate care facility with ancillary uses is necessary to allow for the diversification of functional housing to allow for aging in place.

2. *Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of the adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.*

As conditioned, the staff believes this finding can be met. The congregate care facility will be located on the interior of the parcel, surrounded by homes. Lighting at the congregate care facility will be limited to 12 feet high, and will utilize shielded fixtures to prevent spillover. Trash enclosures have also been sited in the interior of the site so as to avoid off-site impacts. Parking areas are also interior to the site, with single family homes located between the parking area and the perimeter property line. In general, congregate care facilities do not generate objectionable noise, vibrations, fumes, odors, dust, or physical activity. Glare will not be a concern due to the height of the lights and the shields.

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

The project proposes six access points – three on Orsmy Boulevard, one on Mountain Street, one on Lexington Avenue, and one on Bolero Drive. The applicant has prepared a Traffic Impact Study that analyzes the potential traffic impacts of the project. The traffic engineer concluded that there are no identified impacts requiring mitigation, and that all roadways in the study area, including Lexington Avenue and Bolero Drive, will adequately accommodate the added project traffic without significant impacts.

The traffic study recognizes that the proposed project will be fenced and gated, and the analysis is performed under an assumption that the gates will be in an open position from 7:00 AM to 7:00 PM. Given this assumption, staff recommends a condition of approval that the gates are required to remain open at all vehicular access points from 7:00 AM to 7:00 PM, and that this requirement shall be incorporated into the handbook.

Staff finds that the proposed project, due to the inclusion of the pathways, will improve pedestrian traffic by creating a safe pedestrian path from Orsmy Boulevard to Mountain Street, and from Orsmy Boulevard to Long Ranch Estates. These paths are consistent with the City's pathways plan. However, to ensure public access to these paths, staff recommends that the perimeter fence be located on the interior of the pathway system so as to provide privacy and security for residents of Vintage at Kings Canyon, while allowing the public unimpeded access to the trail.

4. *Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.*

The sheriff's office and the Fire Department have reviewed the project, and their comments have been incorporated into the staff report and the conditions of approval. The City Engineer has concluded that new city water, sewer, storm drain, and access services will be needed for this project, and there is sufficient capacity for the project as shown.

5. *Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.*

Congregate care is a conditional use in the Neighborhood Business zoning district. Concurrent with the request for a PUD, the applicant is seeking a Master Plan amendment to re-designate the subject property from Medium Density Residential to Mixed Use Residential. As part of the PUD request, the applicant is seeking to amend the zoning map to rezone the 5.6 acre area from SF6 and SF12 to NB. If the Master Plan amendment findings can be met, then the zoning map amendment findings can be met. With the property Master Plan and Zoning Map designations, the use will meet the definition and specific standards of the CCMC. If the Master Plan finding for amendment cannot be met, this finding cannot be met.

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

As conditioned, the proposed development will not be detrimental to public health, safety, convenience and welfare. The project is an infill project that will provide housing to seniors who can no longer live in their own homes. The proposed development will be surrounded by residences.

7. *Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.*

As conditioned, the proposed project will not result in material damage to other property in the vicinity.

(continuation of 17.07.005: PUD Findings)

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

The City's functional classification map identifies Ormsby Boulevard as a Collector. Staff recommends that the east side of Ormsby Boulevard be improved to meet the standard cross section per the Carson City Standard Details along the frontage as part of Phase 2 of the project. The west side of Ormsby Boulevard shall be improved to meet the standard cross section per the Carson City Standard Details along the frontage as part of Phase 4 of the project

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

The proposed subdivision will have six points of access: three on Ormsby Boulevard, one on Mountain Street, one on Lexington Avenue, and one on Bolero Drive. The road system interior to the project is proposed to be private. To ensure adequate access, staff recommends that the interior road system connect to Lexington Avenue as part of Phase 1, and that the interior road system connect to Ormsby Boulevard as part of Phase 2.

Per the traffic impact analysis, the existing public streets surrounding this infill site are adequate to accommodate the traffic generated by the proposed subdivision, and service levels on existing streets will be minimally impacted. Based on the traffic study submitted and general street capacity standards, the Engineering Division has determined that the additional trips can be accommodated without impacting the level of service at nearby intersections.

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

The subject property is in areas designated as being in the 100 year flood plan. The City Engineer has recommended a condition that a full technical drainage study per Division 14.9 of the Design Standards be completed. As part of this study, the City Engineer would require that a drainage plan be provided that shows no change to flood levels and shows a clear, free draining, 100 year flow path.

The subject property is in Zone I, which means a severe earthquake potential. There is a fault zone within 500 feet. The applicant has submitted a geotechnical analysis that finds the site to be suitable for the proposed improvements subject to recommendations. In order to ensure recommendations are incorporated, staff recommends a condition of approval that all construction drawings must be reviewed by the geotechnical engineer and a letter from the geotechnical engineer shall be submitted with all construction drawings verifying that he has reviewed the construction drawings and finds that they incorporate the construction techniques per his design recommendations. This requirement should also be included in the handbook.

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 in an infill area. The Fire Department has reviewed the proposed PUD, and the recommended conditions of the Fire Department have been incorporated into the recommended conditions of approval. The City Engineer is recommending an updated water main analysis to address fire flow, but has opined that there is sufficient capacity for the project as shown.

12. *Recreation and trail easements.*

The Parks and Recreation Commission and the Parks and Recreation staff have reviewed the requested PUD. The applicant is proposing to construct a 1.2 acre neighborhood park consistent with the Parks and Recreation Master Plan, and a multi-use (off street/paved/shared) path from the City's Mountain Street trailhead to the existing trails in Longview. The Parks and Recreation Commission, at its meeting of September 6, 2016, voted:

“to recommend to the Planning Commission and the Board of Supervisors approve the park and path facilities as proposed by the Vintage at King’s Canyon applicant, based on its compliance with the City’s Parks and Recreation Master Plan and Unified Pathways Master Plan as updated by the handout today, and including a restroom, signed access points, Mountain Street will be open without the fencing, we do 100 percent funded Landscape Maintenance District with the operations and maintenance plan coming to Parks and Recreation for development, a public access easement trail in Linear Park to be recorded on the maps, and that a north-south trail connection be integrated into the plan.”

The Commission also encouraged the Planning Commission to pursue a trail on the north side of King’s Canyon Road, as previously discussed in this report.

The Parks and Recreation Department staff have provided comprehensive comments regarding ownership and maintenance of the park and trails, design and construction coordination, and the placement of the perimeter fence vis-à-vis these improvements.

Staff is recommending that the Homeowner’s Association (HOA) accept responsibility for maintaining the common area landscaping and open space areas, buffer areas between the development and other neighborhoods, the common area path system, landscape medians, street corridors, and non-public recreation facilities/amenities in perpetuity. Staff further recommends that the HOA also provide 100 percent funding and maintenance for all public park and recreation amenities (i.e. neighborhood park, linear park, multi-use path system, park and exercise equipment), to be memorialized in a recorded development agreement or through a similar instrument.

With regard to the perimeter fencing, staff recognizes the applicant’s desire to secure the site with a perimeter fence and gates. However, staff finds that the multi-use pathway should be on the outside of the fence so all users can have easy access. Staff has recommended a condition that the perimeter fencing be located on the interior of the trail.

Of note, the Unified Pathways Master Plan identifies bicycle lanes along the street frontage of North Ormsby Boulevard. This improvement will be realized with the improvements to the right-of-way as part of phases 2 and 4.

Section 17.09.050 (Approval or Denial of PUD Application) identifies the findings that must be made with regard to approval of a PUD application, including in what respects the plan would or would not be in the public interest with consideration of the following:

1. *In what respects the plan is or is not consistent with the statement of objectives of the Planned Unit Development ordinance.*

The proposed plan is consistent with the statement of objectives of the Planned Unit Development ordinance. The proposed Vintage at Kings Canyon project has been designed to meet all requirements of the Planned Unit Development Ordinance, and will provide beneficial recreational amenities and transportation linkages, while being designed to be sensitive to neighboring uses.

2. *The extent to which the plan departs from zoning and Planned Unit Development regulations otherwise applicable to the property, including but not limited to density, size and use, and the reasons such departures are or are not deemed to be in the public interest.*

The proposed plan does not depart from the PUD regulations. Within the parameters of the PUD regulations, the applicant is proposing to utilize a lot size and setbacks that are smaller than that required in the underlying zoning district. The result is in excess of 30 percent open space with both private and public recreational amenities. The departure from the base zoning regulations is in the public interest.

3. *The purpose, location and amount of the open space in the Planned Unit Development, the reliability of the proposals for maintenance and conservation of the open space and the adequacy or inadequacy of the amount and purpose of the open space as related to the proposed density and type of residential development.*

The purpose, location and amount of open space in the PUD is appropriate for the project, and consistent with the requirements. The staff recommends that the maintenance responsibility be assigned to a HOA with a maintenance scope of work identified in a development agreement or a similar instrument.

4. *A physical design of the plan and in the manner in which such design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, parking requirements, and further the amenities of light and air, recreation and visual enjoyment.*

As detailed in the Engineering Division comments, the physical design of the plan does make adequate provisions for public services and does provide adequate control over vehicular traffic. Adequate on-site parking will be provided.

5. *The relationship, beneficial or adverse, of the proposed Planned Unit Development to the neighborhood in which it is proposed to be established.*

The proposed PUD is an infill project that will allow for an age in place community. The PUD will provide pathways and a neighborhood park that will be beneficial to the neighborhood.

6. *In the case of a plan which proposes a development over a period of years, the sufficiency of the terms and conditions intended to protect the interest of the public and the residents of the Planned Unit Development in the integrity of the plan.*

The applicant has provided a phasing plan indicating five phases. To ensure the benefit of the recreational amenity and the improved pedestrian bike/walking path can be enjoyed by the community, staff recommends that these improvements be completed in Phase 1. Additionally, staff recommends that the roadway connection to Lexington Avenue occur as part of Phase 1 so as to provide two vehicular access points, and that roadway access to Orsmy Boulevard from the east side occur in Phase 2. All amenities will need to be improved in Phase 2 when 25 percent of the dwellings are constructed. With incorporation of these comments into the phasing plan, staff finds that the proposed phasing plan protects the interest of the public and the residents of the Planned Unit Development.

Based on the ability to make the required findings subject to the proposed conditions of approval, staff recommends that the Planning Commission approve application TPUD-16-092 based on the required findings as noted above.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS: Comments were received from various city departments and are outlined below. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Engineering Division:

RECOMMENDATION:

The Engineering Division has no preference or objection to the TPUD.

CONDITIONS OF APPROVAL:

1. An updated water main analysis must be provided addressing the system capacity and the water and fire flow demands for the development per Division 15.3 of the Carson City Development Standards (CCDS).
2. Plans must be revised to show an isolation valve where the water main for the PUD connects to the water main in N Ormsby Blvd, labeled as "Normally Closed". This valve is required for pressure zone separation.
3. Plans must be revised to show an additional water main connection at Lexington Avenue.
4. Plans must be revised to show a 20 foot wide public utility easement (PUE) along the north side of Ash Canyon Creek from N Ormsby Blvd to the west boundary of the project. This PUE must also cross the creek on the west side of the project. This PUE must be labeled "proposed public utility easement, to be created with Final Map." This easement will be required per Section 17.01.015.4 of the Carson City Municipal Code for a future water transmission line per the Carson City Water Master Plan.
5. Plans must be updated to show water on the south side of Merlot Dr, per Carson City Standard Detail C-1.2.4
6. Approval of new water mains must be obtained from NDEP after Carson City plan review is complete. A sample station will be required, location to be determined.
7. An updated sewer main analysis must be provided, addressing the system capacity and the sanitary sewer demands for the development per Division 15.3 of the Carson City Development Standards (CCDS).
8. An updated traffic impact study must be provided if there are any changes that effect traffic counts or flow patterns. If there are no changes that effect traffic counts or flow patterns, a sealed memo must be submitted with the construction permit application stating that the traffic impact study for the tentative map applies to the proposed improvements. This shall apply to improvement phasing also.
9. Ormsby Blvd. is identified as a Collector and shall meet the standard cross section per Carson City Standard Details along the project frontage. The pedestrian connections on each side of Ormsby to the North and South must be made by sidewalk or concrete multi use path. Include striping for a cross walk at Washington St. and ADA ramps. Final improvements to be reviewed and approved by the City Engineer.
10. Plans must be updated to show the new public trail outside of the boundary fence.

11. Plans must be updated to show access for maintenance vehicles to detention/retention basins. Ormsby Blvd and Mountain St may not be the only access adjacent to any basins. Any paved walkways along said access must have appropriate thickness to allow for vehicles.
12. Plans must be updated to indicate that common space drainage, storm drains and basins are to be privately maintained by the HOA. The Handbook and the CC&Rs shall reflect this.
13. Plans must be updated to give building pads a minimum of 2 feet of flood freeboard.
14. Several lots have back lot line elevations that are significantly higher than the existing grade. Plans must be updated to clarify how this will work.
15. There is a discrepancy between the drainage report and the plans, calling the basins both detention and retention basins. Please clarify the function of these basins. Retention basins will require additional information about infiltration rates in the Technical Drainage Study.
16. Provide a full Technical Drainage Study per Division 14.9 of the CCDS. This technical drainage study must address the following:
 - a. There is a culvert that exits the southeast corner of the property by the park at Mountain Street. This culvert is known to overtop during 5 year storm events. The inlet to this facility, and storm drain in Mountain Street, must be analyzed to determine what remediation is necessary to accommodate additional flows, if any, from the project.
 - b. There are existing culverts that cross Ormsby Blvd for site runoff and for Ash Canyon Creek. The ability of the subject property to store flood waters may potentially aide in the ability of these structures to handle storm flows. Structural fill for the development may reduce this storage capacity for storm events. The ability of these structures to handle storm events after development must be analyzed.
 - c. The report must address the propagation of irrigation flows to any downstream water rights holders.
 - d. A drainage plan must be provided that shows the flood volume 1:1 balance and shows a clear, free draining, 100 year flow path. Account for on and off site flows on this plan.
 - e. Update the report to account for offsite flow coming from the area between Vicee and Ash Canyon, namely areas VC03, AC10, and AC09, and offsite flow from upstream subdivisions such as Long Ranch Estates and Wellington Crescent.
 - f. The offsite flow table shows 12cfs for 10%, 2%, and 1% chance events. There is little to no fluctuation between these values, also these values seem low considering the flows reported for the areas between Vicee and Ash Canyon in the WCR Freeway Analysis. Please address this.
 - g. The pre and post development flow seems low. Please address this.
 - h. The drainage report must state that a CLOMR will be required for the development.
 - i. Show sizing of the culvert crossings at Bolero and at Lexington. These culverts must be designed to handle the 100 year storm flows.
17. Plans must show that vertical and horizontal data are tied to the Carson City control network and use the network for all floodplain base flood and structure elevations.

18. The plans and the drainage study must demonstrate adherence to Flood Protection ordinance 12.09 and erosion and sediment control ordinance 12.12.
19. The project must get approval of a CLOMR from FEMA and give Carson City funds to process a LOMR once the project is completed.
20. A stormwater pollution prevention permit, and a dust control permit must be obtained from the Nevada Division of Environmental Protection (NDEP).
21. Plans must be updated to address street lighting requirements per Division 12.14 of the CCDS.
22. Plans must be updated to show that trees do not hinder minimum sight distance per Division 12.11 of the CCDS, and to show that trees are not within 10 feet of water or sewer mains.
23. Plans must be updated to give instructions for identification and removal of on-site perennial pepperweed.
24. As part of the Final Map, plans must be updated to show a Public Utility Easement per the above requirements.

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses.

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans, provided that the above conditions are met.

CCMC 18.02.080 (5b) – Impact to Surrounding Property

Development Engineering does not foresee any detriment to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood as long as the above conditions are met.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The request is not in conflict with pedestrian or traffic movements.

CCMC 18.02.080 (5d) - Public Services

New City water, sewer, storm drain and access services will be needed for this project. Those that are shown in the plans may need to be modified per the conditions of approval above. These modifications, however, are minor and there is sufficient capacity for the project as shown. Note that 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. Also, all construction work must be to Carson City Development Standards (CCDS) and meet the requirements of the Carson City Standard Details. Also, during construction fresh water must be used for dust control.

CCMC 18.02.080 (5f) – Public Health, Safety, Convenience, and Welfare

Development Engineering does not foresee any negative impact to public health, safety, convenience, and welfare as long as the above conditions of approval are met.

CCMC 18.02.080 (5g) – Damage or Prejudice to Other Property in Vicinity

Development Engineering does not foresee any damage or prejudice to other property in vicinity as long as the above conditions of approval are met.

CCMC 18.02.080 (5h) – Adequate Information and Plans

The information and plans provided were adequate for this review. Additional information will be required prior to issuing a construction permit per the conditions of approval.

Building Division:

No comments

Fire Department:

1. All roadway gates must provide a minimum of 20' clear width when open.
2. All roadway gates with electric operators must have a Knox key switch for emergency vehicle access.
3. All roadway gates that have manual locks must have an approved Knox box or other CCFD approved method of providing a way to unlock the gate.
4. Once more than 30 dwelling units there must be a second approved access to the subdivision.
5. Project must comply with the 2012 International Fire Code (IFC) and Northern Nevada Fire Code amendments. Hydrants don't comply with 2012 IFC Appendix C spacing requirements.
6. The assisted living complex needs to provide turn-arounds due to the length of the fire access road to the rear of the parking lot, or provide a connected loop route.
7. Additional hydrants will be required for the assisted living complex.
8. Provide more detail of the assisted living area. Some type of covered patient loading area is preferred.
9. The proposed independent and assisted living buildings will require fire sprinklers and fire alarms. The other proposed commercial buildings may require fire alarms and fire sprinklers depending on the final design.

Parks and Recreation Department:

On September 6, 2016 the Parks and Recreation Commission held a special meeting to consider the Vintage at Kings Canyon proposed development as it relates to compliance to the City's Parks and Recreation Master Plan, Unified Pathways Master Plan, and provide other related comments on the project's proposed neighborhood park and linear park/multi-use path. As a result, please find below the references to the City's adopted plans as it pertains to the proposed project, the Parks Commission's motions, and the Parks and Recreation Department's comments. Attachments are also provided for your consideration.

Carson City Parks and Recreation Master Plan:

1. The proposed development is located within Neighborhood #5 (Exhibit A/Page A-13 of Park Master Plan). Implementation Strategies #3, the Master Plan states, *"If the property (Anderson Ranch) develops, ensure that a neighborhood park is provided."*

Carson City Unified Pathways Master Plan:

1. The applicant will construct a multi-use (off street/paved/shared) path from the City's Mountain Street Trailhead to the City's Long Ranch Estates Open Space trail system (Exhibit B).

Parks and Recreation Commission action:

Motion #1:

"I move to recommend the Planning Commission and the Board of Supervisors approve the park and path facilities as proposed by the Vintage at King's Canyon applicant, based on its compliance with the City's Parks and Recreation Master Plan and Unified Pathways Master Plan as updated by the handout today, September 6, 2016, (Exhibit C) and including a restroom, signed access points, Mountain Street will be open without the fencing, we do 100 percent funded Landscape Maintenance District with the operations and maintenance plan coming to Parks and Recreation for development, a public access easement trail in Linear Park be recorded on the maps, and that a north-south trail connection be integrated into the plan." (Motion Approved 7-0-0)

Motion #2:

"I move that [since] the Anderson Family has agreed to contribute land for a multi-use path on their Northern Heritage Property along the northern edge of King's Canyon Road, and the developer of the Vintage at King's Canyon has agreed to develop that path, that we strongly encourage the Planning Commission and the Board of Supervisors to take advantage of this opportunity." (Motion Approved 7-0-0).

Parks and Recreation Department Comments:

General Comments

- a. A private Home Owner's Association (HOA) will be formed to provide maintenance for all the following areas in perpetuity: Common area landscape and open space areas, buffer areas between the development and neighborhoods, common area path system, landscape medians, street corridors, non-public recreation facilities/amenities (i.e. club house/pool) in perpetuity. The maintenance and funding shall be addressed in the development's CC&R's to the satisfaction of the Carson City District Attorney. Common area maintenance shall include at a minimum, but not limited to the following:
 - Debris, weed, and litter removal
 - Noxious weed management
 - Care and replacement of plant material
 - Plant material irrigation and irrigation system repair
- b. The HOA will provide 100% funding and maintenance for all public park and recreation amenities (i.e. neighborhood park, linear park, multi-use path system, park and exercise

equipment etc.). The maintenance and funding shall be addressed in the development's CC&R's to the satisfaction of the Carson City District Attorney. A separate development agreement regarding maintenance of these facilities shall be entered into between the HOA and the City. A covenant or deed restriction is recommended on all properties within the proposed development to ensure maintenance of these amenities is funded in perpetuity. The restrictions will provide that should the HOA ever cease to exist, an assessment will then be implemented by the City to form a Landscape Maintenance District (LMD), per CCMC to provide for the maintenance and upkeep of the public parks and recreation amenities and linear park/multi-use path.

- c. The multi-use path will be designed to conform to the standards and policies of the Carson City Unified Pathways Master Plan adopted April 6, 2006 (as revised March 15, 2007).
- d. The neighborhood park will be designed to conform to the Parks and Recreation Master Plan as adopted by Carson City on April 6, 2006 (as revised March 15, 2007).
- e. Paths and sidewalks shall conform to the standards as outlined in the Carson City Unified Pathways Master Plan.
- f. Sidewalk connections to the neighborhood park and linear park/multi-use path will provide convenient and logical access to these facilities and the overall sidewalk network within the development.
- g. Prior to the issuance of the certificate of occupancy for the 53rd residential unit in Phase 1, the applicant will construct and dedicate to the City the neighborhood park and linear park/multi-use path. This shall be coordinated through and agreed upon by the Carson City Parks, Recreation & Open Space Department.
- h. The developer shall be required to use best management practices during construction to prevent the spread of noxious weeds and will incorporate language in construction documents to ensure contractors and subcontractors comply. The Parks, Recreation and Open Space Department will assist the applicant with this condition.
- i. As phases of the Planned Unit Development are implemented, the plans shall be submitted for review by the City. The applicant shall be required to demonstrate connectivity between the neighborhood park, linear park/multi-use path, and sidewalks. This shall be done to the satisfaction of the Parks, Recreation & Open Space Department.
- j. All drainage facilities (channels, ditches, and detention basins) within the development will be the responsibility of the HOA and shall be maintained to City Standards.
- k. The developer, at their expense, will construct and dedicate the land and all agreed upon improvements for the neighborhood park and linear park/multi-use path to the City upon successful completion, and final project acceptance of said work by the City, through its Parks, Recreation & Open Space Department. As a result, the Residential Construction Tax (RCT) described in CCMC 15.60 - Residential Construction Tax et. seq. will not be collected by Carson City at the time building permits are issued for residential dwelling units in the project area. A development agreement between the applicant and the City regarding RCT, park and trail construction will be required for future consideration of the Carson City Board of Supervisors and to the satisfaction of the Carson City District Attorney.

Neighborhood Park Comments

- a. The applicant will design and construct a 1.2 acre neighborhood park.
- b. The park design will be coordinated with the Parks, Recreation, and Open Space Department for review and approval, including construction inspections. The design will be consistent with the department's guidelines and development standards, including water conservation design elements.
- c. The park design will incorporate universally accessible components and be compliant with the Americans with Disability Act.
- d. The park will be designed to allow for City maintenance vehicles and emergency services to access the site.
- e. The proposed project's perimeter fencing will be located on the outside of the park property to ensure public access. Gate(s) providing pedestrian/ADA access for Vintage at Kings Canyon residents to the park will be allowed at locations approved by the Parks, Recreation and Open Space Department.
- f. Vineyards will not be incorporated into the design for the neighborhood park.
- g. The park's design shall incorporate the existing Mountain Street Trailhead. The applicant shall design, construct, at their expense any design modifications to the trailhead, including but not limited to a restroom facility (including utility connection fees associated with a permanent flush toilet facility), parking lot infrastructure preservation/maintenance (crack sealing, slurry seal, restriping, curb cut for access etc.) and a 10' wide concrete path with an adjacent 3' wide decomposed granite path connecting to the trailhead. It is expected the park design shall be seamless with the existing trailhead and the identified trailhead improvements shall be constructed during Phase I and at the same time as the neighborhood park.

Linear Park / Multi-use Path Comments

- a. The applicant will design and construct a multi-use path (off street/paved/shared) at a 10' wide (minimum) AASHTO standard concrete path with an adjacent 3' wide decomposed granite path. It will be constructed from the City's Mountain Street Trailhead to the City's Long Ranch Estates Open Space trail system and have an at grade pedestrian crossing with flashing lights on North Ormsby Boulevard.
- b. The applicant will design and construct a 1.82 acre (approximate size) linear park/multi-use path that will have various site amenities. They will include but are not limited to universally accessible outdoor exercise components/stations, interpretive signage related to the Anderson Ranch history, park benches/seating areas (per 1000 lineal feet of trail along the path), pet waste stations/trash cans, signage depicting direction and trail distance, and landscaping. The linear park should offer universally accessible outdoor exercise equipment that incorporates a well-rounded fitness program (aerobic, muscle, core, balance, strength and flexibility) for the benefit of Vintage at Kings Canyon residents and the general public.

- c. The linear park/multi-use path shall be located outside the proposed projects perimeter fence for ease of access by the general public. Gate(s) providing pedestrian/ADA access for Vintage at Kings Canyon residents to the path will be allowed at locations approved by the Parks, Recreation and Open Space Department.
- d. The linear park/multi-use path will include landscaping with a variety of trees (either evergreen or deciduous) that will be planted at a rate of 1 tree per 50 lineal feet (tree groupings are acceptable) with a minimum of 5 shrubs per tree. Also, there will be no vineyards incorporated into the landscape design concept for the linear park/multi-use path.
- e. The applicant shall design and construct a 10' (minimum) wide AASHTO standard concrete multi-use path with an adjacent 3' wide decomposed granite path along Kings Canyon Road from the pedestrian facilities at the corner of North Ormsby Boulevard to the Long Ranch Estates Subdivision's pedestrian facilities. This path connection will improve bicycle and pedestrian safety along Kings Canyon Road. While this path is not located within the proposed development area it is located on property identified within the applicant's project application.

Open Space Comments

- a. The Vintage at Kings Canyon's Conceptual Planned Unit Development plan is located on property currently owned by Andersen Ranch LLC. This property is identified in the Open Space Plan as a high priority area for protection due to its irrigated agricultural lands. The current owners have not initiated discussions with the City regarding acquisition. Therefore, additional acquisition outside of the neighborhood park and linear park/multi-use path will not be required at this time.
- b. Please revised the Master Plan Amendment and the Tentative Planned Unit Development documents that all open space references refer to the private common areas required by the City's development standards and not the City's Open Space Program.

Neighborhood Connectivity to Linear Park / Multi-use Path Comments

- a. The Unified Pathways Master Plan (UPMP) identifies bicycle lanes along the street frontage of the proposed project on North Ormsby Boulevard (Exhibit B). This UPMP requirement on North Ormsby Boulevard needs to be coordinated with City Engineering's requirements for the development's half street improvements.

School District:

No comments received.

Environmental Control Division:

- 1. This project must meet all applicable codes as found in 40 CFR 408, CCMC 12.06., CCMC 12.12, and 2012 UPC.
- 2. Any commercial facility will be required to install a properly sized grease interceptor if that facility will be engaged in preparing food for the public or its residences i.e.... club house, assisted living facility, deli, and or extended care facilities. Per CCMC 12.06.245, and 2012 UPC.

3. Any new facility that will be engaged in food preparation will also need to connect trash enclosure to a grease interceptor. Per CCMC Appendix 18 Division 15.5.
4. Dependent on the type of facility, amounts and types of chemicals used, commercial facilities may also be required to provide 100% secondary containment for chemicals stored and used at facility. Per CCMC 12.06.248
5. Garbage disposals not allowed in commercial facilities or institutions per CCMC 12.06.226.
6. Please note any facility with a wash pad or the potential to discharge petroleum products or excessive suspended solids shall install an approved sand and oil interceptor in accordance with the Uniform Plumbing Code. Per CCMC 12.06.246.

Health and Human Services:

1. All Building plans need to be submitted to Carson City Building Department for Health and Human Services review.
2. The Assisted Living facilities will need approval from Nevada Division and Public and Behavioral Health Bureau of Health Care Quality and Compliance prior to construction

Attachments

Engineering Comments
Fire Department Comments
Health Department Comments
Environmental Control Agency Comments
Parks and Recreation Comments
Public Comments
Application for MPA-16-091
Application for TPUD-16-092

**Engineering Division
Planning Commission Report
File Number TPUD 16-092**

TO: Hope Sullivan, Planning
FROM: Rory Hogen & Stephen Pott  y P.E., Development Engineering
DATE: September 9, 2016 **MEETING DATE:** September 29, 2016

SUBJECT TITLE:

Request to allow creation of a Planned Unit Development with 212 SFR units, Vintage at Kings Canyon, to allow a change from Single Family 6,000 (SF6) and Single Family 12,000 (SF12) to Neighborhood Business (NB) zoning, and to allow congregate care housing proposed in conjunction with approval of the requested PUD, ZMA and MPA changes, and approval of change to Neighborhood Business (NB) zoning.
Title 17. 09, 18.02.075 and 18.04.120

RECOMMENDATION:

The Engineering Division has no preference or objection to the TPUD.

CONDITIONS OF APPROVAL:

The Engineering Division recommends the following conditions of approval, to be completed prior to issuing a construction permit:

1. An updated water main analysis must be provided addressing the system capacity and the water and fire flow demands for the development per Division 15.3 of the Carson City Development Standards (CCDS).
2. Plans must be revised to show an isolation valve where the water main for the PUD connects to the water main in N Ormsby Blvd, labeled as "Normally Closed". This valve is required for pressure zone separation.
3. Plans must be revised to show an additional water main connection at Lexington Avenue.
4. Plans must be revised to show a 20 foot wide public utility easement (PUE) along the north side of Ash Canyon Creek from N Ormsby Blvd to the west boundary of the project. This PUE must also cross the creek on the west side of the project. This PUE must be labeled "proposed public utility easement, to be created with Final Map." This easement will be required per Section 17.01.015.4 of the Carson City Municipal Code for a future water transmission line per the Carson City Water Master Plan.
5. Plans must be updated to show water on the south side of Merlot Dr, per Carson City Standard Detail C-1.2.4
6. Approval of new water mains must be obtained from NDEP after Carson City plan review is complete. A sample station will be required, location to be determined.
7. An updated sewer main analysis must be provided, addressing the system capacity and

TPUD-16-092 Eng

the sanitary sewer demands for the development per Division 15.3 of the Carson City Development Standards (CCDS).

8. An updated traffic impact study must be provided if there are any changes that effect traffic counts or flow patterns. If there are no changes that effect traffic counts or flow patterns, a sealed memo must be submitted with the construction permit application stating that the traffic impact study for the tentative map applies to the proposed improvements. This shall apply to improvement phasing also. Final PUD shall include a phasing plan for public access and pedestrian/trail improvements to be reviewed and approved by Carson City staff.
9. Ormsby Blvd. is identified as a Collector and shall meet the standard cross section per Carson City Standard Details along the project frontage. The pedestrian connections on each side of Ormsby to the North and South must be made by sidewalk or concrete multi use path. Include striping for a cross walk at Washington St. and ADA ramps. Final improvements to be reviewed and approved by the City Engineer.
10. Plans must be updated to show the new trail outside of the boundary fence.
11. Plans must be updated to show access for maintenance vehicles to detention/retention basins. Ormsby Blvd and Mountain St may not be the only access adjacent to any basins. Any paved walkways along said access must have appropriate thickness to allow for vehicles.
12. Plans must be updated to indicate that common space drainage, storm drains and basins are to be privately maintained by the HOA. CC&Rs shall reflect this.
13. Plans must be updated to give building pads a minimum of 2 feet of flood freeboard.
14. Several lots have back lot line elevations that are significantly higher than the existing grade. Plans must be updated to clarify how this will work.
15. There is a discrepancy between the drainage report and the plans, calling the basins both detention and retention basins. Please clarify the function of these basins. Retention basins will require additional information about infiltration rates in the Technical Drainage Study.
16. Provide a full Technical Drainage Study per Division 14.9 of the CCDS. This technical drainage study must address the following:
 - a. There is a culvert that exits the southeast corner of the property by the park at Mountain Street. This culvert is known to overtop during 5 year storm events. The inlet to this facility, and storm drain in Mountain Street, must be analyzed to determine what remediation is necessary to accommodate additional flows, if any, from the project.
 - b. There are existing culverts that cross Ormsby Blvd for site runoff and for Ash Canyon Creek. The ability of the subject property to store flood waters may potentially aide in the ability of these structures to handle storm flows. Structural fill for the development may reduce this storage capacity for storm events. The ability of these structures to handle storm events after development must be analyzed.
 - c. The report must address the propagation of irrigation flows to any downstream water rights holders.
 - d. A drainage plan must be provided that shows the flood volume 1:1 balance and shows a clear, free draining, 100 year flow path. Account for on and off site flows on this plan.
 - e. Update the report to account for offsite flow coming from the area between Vicee and Ash Canyon, namely areas VC03, AC10, and AC09, and offsite flow from upstream subdivisions such as Long Ranch Estates and Wellington Crescent.
 - f. The offsite flow table shows 12cfs for 10%, 2%, and 1% chance events. There is little to no fluctuation between these values, also these values seem low considering the flows reported for the areas between Vicee and Ash Canyon in

- the WCR Freeway Analysis. Please address this.
- g. The pre and post development flow seems low. Please address this.
 - h. The drainage report must state that a CLOMR will be required for the development.
 - i. Show sizing of the culvert crossings at Bolero and at Lexington. These culverts must be designed to handle the 100 year storm flows.
17. Plans must show that vertical and horizontal data are tied to the Carson City control network and use the network for all floodplain base flood and structure elevations.
 18. The plans and the drainage study must demonstrate adherence to Flood Protection ordinance 12.09 and erosion and sediment control ordinance 12.12.
 19. The project must get approval of a CLOMR from FEMA and give Carson City funds to process a LOMR once the project is completed.
 20. A stormwater pollution prevention permit, and a dust control permit must be obtained from the Nevada Division of Environmental Protection (NDEP).
 21. Plans must be updated to address street lighting requirements per Division 12.14 of the CCDS.
 22. Plans must be updated to show that trees do not hinder minimum sight distance per Division 12.11 of the CCDS, and to show that trees are not within 10 feet of water or sewer mains.
 23. Plans must be updated to give instructions for identification and removal of on-site perennial pepperweed.
 24. Plans must be updated to indicate that all new electrical services must be underground.

The Engineering Division recommends the following conditions of approval, to be completed prior to recording of final map:

25. Plans must be updated to show a Public Utility Easement per the above requirements.

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses.

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans, provided that the above conditions are met.

CCMC 18.02.080 (5b) – Impact to Surrounding Property

Development Engineering does not foresee any detriment to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood as long as the above conditions are met.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The request is not in conflict with pedestrian or traffic movements.

CCMC 18.02.080 (5d) - Public Services

New City water, sewer, storm drain and access services will be needed for this project. Those that are show in the plans may need to be modified per the conditions of approval above. These modifications, however, are minor and there is sufficient capacity for the project as shown. Note that 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. Also, all construction work must be to Carson City Development Standards

(CCDS) and meet the requirements of the Carson City Standard Details. Also, during construction fresh water must be used for dust control.

CCMC 18.02.080 (5f) – Public Health, Safety, Convenience, and Welfare

Development Engineering does not foresee any negative impact to public health, safety, convenience, and welfare as long as the above conditions of approval are met.

CCMC 18.02.080 (5g) – Damage or Prejudice to Other Property in Vicinity

Development Engineering does not foresee any damage or prejudice to other property in vicinity as long as the above conditions of approval are met.

CCMC 18.02.080 (5h) – Adequate Information and Plans

The information and plans provided were adequate for this review. Additional information will be required prior to issuing a construction permit per the conditions of approval.

September 13, 2016

TPUD-16-092

Fire Department additional comments

TPUD 16-092:

1. All roadway gates must provide a minimum of 20' clear width when open.
2. All roadway gates with electric operators must have a Knox key switch for emergency vehicle access.
3. All roadway gates that have manual locks must have an approved Knox box or other CCFD approved method of providing a way to unlock the gate.
4. Once more than 30 building permits are applied for there must be a second approved access to the subdivision.

Aug 28, 2016

Comments for TPUD 16-092:

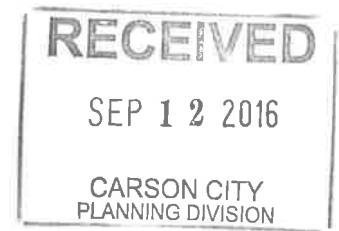
1. Project must comply with the 2012 IFC and Northern Nevada Fire Code amendments.
2. Hydrants don't comply with 2012 IFC Appendix C spacing requirements.
3. The assisted living complex needs to provide turn-arounds due to the length of the fire access road to the rear of the parking lot, or provide a connected loop route.
4. Additional hydrants will be required for the assisted living complex.
5. Provide more detail of the assisted living area. Some type of covered patient loading area is preferred.
6. The proposed independent and assisted living buildings will require fire sprinklers and fire alarms. The other proposed commercial buildings may require fire alarms and fire sprinklers depending on the final design.

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

September 12, 2016



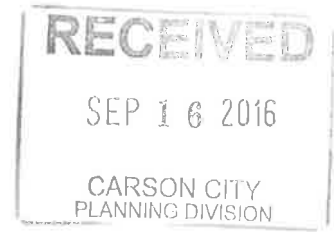
Health Department

MPA-16-091 and TPUD-16-092

All Building plans need to be submitted to Carson City Building Department for Health and Human Services review.

The Assisted Living facilities will need approval from Nevada Division and Public and Behavioral Health Bureau of Health Care Quality and Compliance prior to construction.

Dustin Boothe
Health Department



09/16/2016

TPUD 16-092

Environmental Control

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 TPUD 16-092 project:

1. This project must meet all applicable codes as found in 40 CFR 408, CCMC 12.06., CCMC 12.12, and 2012 UPC.
2. Any commercial facility will be required to install a properly sized grease interceptor if that facility will be engaged in preparing food for the public or its residences i.e....club house, assisted living facility, deli, and or extended care facilities. Per CCMC 12.06.245, and 2012 UPC.
3. Any new facility that will be engaged in food preparation will also need to connect trash enclosure to a grease interceptor. Per CCMC Appendix 18 Division 15.5.
4. Dependent on the type of facility, amounts and types of chemicals used, commercial facilities may also be required to provide 100% secondary containment for chemicals stored and used at facility. Per CCMC 12.06.248
5. Garbage disposals not allowed in commercial facilities or institutions per CCMC 12.06.226
6. Please note any facility with a wash pad or the potential to discharge petroleum products or excessive suspended solids shall install an approved sand and oil interceptor in accordance with the Uniform Plumbing Code. Per CCMC 12.06.246.

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



September 17, 2016

Ms. Hope Sullivan
Carson City Community Development
108 E. Proctor Street
Carson City, Nevada 89701

Re: Vintage at Kings Canyon – Parks, Recreation & Open Space Department Comments to Planning Commission on the Master Plan Amendment and Tentative Planned Unit Development

Dear Ms. Sullivan,

On September 6, 2016 the Parks and Recreation Commission held a special meeting to consider the Vintage at Kings Canyon proposed development as it relates to compliance to the City's Parks and Recreation Master Plan, Unified Pathways Master Plan, and provide other related comments on the project's proposed neighborhood park and linear park/multi-use path. As a result, please find below the references to the City's adopted plans as it pertains to the proposed project, the Parks Commission's motions, and the Parks and Recreation Department's comments. Attachments are also provided for your consideration.

Carson City Parks and Recreation Master Plan:

1. The proposed development is located within Neighborhood #5 (Exhibit A/Page A-13 of Park Master Plan). Implementation Strategies #3, the Master Plan states, *"If the property (Anderson Ranch) develops, ensure that a neighborhood park is provided."*

Carson City Unified Pathways Master Plan:

1. The applicant will construct a multi-use (off street/paved/shared) path from the City's Mountain Street Trailhead to the City's Long Ranch Estates Open Space trail system (Exhibit B).

Parks and Recreation Commission action:

Motion #1:

"I move to recommend the Planning Commission and the Board of Supervisors approve the park and path facilities as proposed by the Vintage at King's Canyon applicant, based on its compliance with the City's Parks and Recreation Master Plan and Unified Pathways Master Plan as updated by the handout today, September 6, 2016, (Exhibit C) and including a restroom, signed access points, Mountain Street will be open without the fencing, we do 100 percent funded Landscape Maintenance District with the operations and maintenance plan coming to Parks and Recreation for development, a public access easement trail in Linear Park be recorded on the maps, and that a north-south trail connection be integrated into the plan." (Motion Approved 7-0-0)

Motion #2:

"I move that [since] the Anderson Family has agreed to contribute land for a multi-use path on their Northern Heritage Property along the northern edge of King's Canyon Road, and the developer of the Vintage at King's Canyon has agreed to

develop that path, that we strongly encourage the Planning Commission and the Board of Supervisors to take advantage of this opportunity.” (Motion Approved 7-0-0).

Parks and Recreation Department Comments:

General Comments

- a. A private Home Owner’s Association (HOA) will be formed to provide maintenance for all the following areas in perpetuity: Common area landscape and open space areas, buffer areas between the development and neighborhoods, common area path system, landscape medians, street corridors, non-public recreation facilities/amenities (i.e. club house/pool) in perpetuity. The maintenance and funding shall be addressed in the development’s CC&R’s to the satisfaction of the Carson City District Attorney. Common area maintenance shall include at a minimum, but not limited to the following:
 - Debris, weed, and litter removal
 - Noxious weed management
 - Care and replacement of plant material
 - Plant material irrigation and irrigation system repair
- b. The HOA will provide 100% funding and maintenance for all public park and recreation amenities (i.e. neighborhood park, linear park, multi-use path system, park and exercise equipment etc.). The maintenance and funding shall be addressed in the development’s CC&R’s to the satisfaction of the Carson City District Attorney. A separate development agreement regarding maintenance of these facilities shall be entered into between the HOA and the City. A covenant or deed restriction is recommended on all properties within the proposed development to ensure maintenance of these amenities is funded in perpetuity. The restrictions will provide that should the HOA ever cease to exist, an assessment will then be implemented by the City to form a Landscape Maintenance District (LMD), per CCMC to provide for the maintenance and upkeep of the public parks and recreation amenities and linear park/multi-use path.
- c. The multi-use path will be designed to conform to the standards and policies of the Carson City Unified Pathways Master Plan adopted April 6, 2006 (as revised March 15, 2007).
- d. The neighborhood park will be designed to conform to the Parks and Recreation Master Plan as adopted by Carson City on April 6, 2006 (as revised March 15, 2007).
- e. Paths and sidewalks shall conform to the standards as outlined in the Carson City Unified Pathways Master Plan.
- f. Sidewalk connections to the neighborhood park and linear park/multi-use path will provide convenient and logical access to these facilities and the overall sidewalk network within the development.
- g. Prior to the issuance of the certificate of occupancy for the 53rd residential unit in Phase 1, the applicant will construct and dedicate to the City the neighborhood park and linear park/multi-use path. This shall be coordinated through and agreed upon by the Carson City Parks, Recreation & Open Space Department.
- h. The developer shall be required to use best management practices during construction to prevent the spread of noxious weeds and will incorporate language in construction documents to ensure

contractors and subcontractors comply. The Parks, Recreation and Open Space Department will assist the applicant with this condition.

- i. As phases of the Planned Unit Development are implemented, the plans shall be submitted for review by the City. The applicant shall be required to demonstrate connectivity between the neighborhood park, linear park/multi-use path, and sidewalks. This shall be done to the satisfaction of the Parks, Recreation & Open Space Department.
- j. All drainage facilities (channels, ditches, and detention basins) within the development will be the responsibility of the HOA and shall be maintained to City Standards.
- k. The developer, at their expense, will construct and dedicate the land and all agreed upon improvements for the neighborhood park and linear park/multi-use path to the City upon successful completion, and final project acceptance of said work by the City, through its Parks, Recreation & Open Space Department. As a result, the Residential Construction Tax (RCT) described in CCMC 15.60 - Residential Construction Tax et. seq. will not be collected by Carson City at the time building permits are issued for residential dwelling units in the project area. A development agreement between the applicant and the City regarding RCT, park and trail construction will be required for future consideration of the Carson City Board of Supervisors and to the satisfaction of the Carson City District Attorney.

Neighborhood Park Comments

- a. The applicant will design and construct a 1.2 acre neighborhood park.
- b. The park design will be coordinated with the Parks, Recreation, and Open Space Department for review and approval, including construction inspections. The design will be consistent with the department's guidelines and development standards, including water conservation design elements.
- c. The park design will incorporate universally accessible components and be compliant with the Americans with Disability Act.
- d. The park will be designed to allow for City maintenance vehicles and emergency services to access the site.
- e. The proposed project's perimeter fencing will be located on the outside of the park property to ensure public access. Gate(s) providing pedestrian/ADA access for Vintage at Kings Canyon residents to the park will be allowed at locations approved by the Parks, Recreation and Open Space Department.
- f. Vineyards will not be incorporated into the design for the neighborhood park.
- g. The park's design shall incorporate the existing Mountain Street Trailhead. The applicant shall design, construct, at their expense any design modifications to the trailhead, including but not limited to a restroom facility (including utility connection fees associated with a permanent flush toilet facility), parking lot infrastructure preservation/maintenance (crack sealing, slurry seal, restriping, curb cut for access etc.) and a 10' wide concrete path with an adjacent 3' wide decomposed granite path connecting to the trailhead. It is expected the park design shall be seamless with the existing trailhead and the identified trailhead improvements shall be constructed during Phase I and at the same time as the neighborhood park.

Linear Park / Multi-use Path Comments

- a. The applicant will design and construct a multi-use path (off street/paved/shared) at a 10' wide (minimum) AASHTO standard concrete path with an adjacent 3' wide decomposed granite path. It will be constructed from the City's Mountain Street Trailhead to the City's Long Ranch Estates Open Space trail system and have an at grade pedestrian crossing with flashing lights on North Ormsby Boulevard.
- b. The applicant will design and construct a 1.82 acre (approximate size) linear park/multi-use path that will have various site amenities. They will include but are not limited to universally accessible outdoor exercise components/stations, interpretive signage related to the Anderson Ranch history, park benches/seating areas (per 1000 lineal feet of trail along the path), pet waste stations/trash cans, signage depicting direction and trail distance, and landscaping. The linear park should offer universally accessible outdoor exercise equipment that incorporates a well-rounded fitness program (aerobic, muscle, core, balance, strength and flexibility) for the benefit of Vintage at Kings Canyon residents and the general public.
- c. The linear park/multi-use path shall be located outside the proposed projects perimeter fence for ease of access by the general public. Gate(s) providing pedestrian/ADA access for Vintage at Kings Canyon residents to the path will be allowed at locations approved by the Parks, Recreation and Open Space Department.
- d. The linear park/multi-use path will include landscaping with a variety of trees (either evergreen or deciduous) that will be planted at a rate of 1 tree per 50 lineal feet (tree groupings are acceptable) with a minimum of 5 shrubs per tree. Also, there will be no vineyards incorporated into the landscape design concept for the linear park/multi-use path.
- e. The applicant shall design and construct a 10' (minimum) wide AASHTO standard concrete multi-use path with an adjacent 3' wide decomposed granite path along Kings Canyon Road from the pedestrian facilities at the corner of North Ormsby Boulevard to the Long Ranch Estates Subdivision's pedestrian facilities. This path connection will improve bicycle and pedestrian safety along Kings Canyon Road. While this path is not located within the proposed development area it is located on property identified within the applicant's project application.

Open Space Comments

- a. The Vintage at Kings Canyon's Conceptual Planned Unit Development plan is located on property currently owned by Andersen Ranch LLC. This property is identified in the Open Space Plan as a high priority area for protection due to its irrigated agricultural lands. The current owners have not initiated discussions with the City regarding acquisition. Therefore, additional acquisition outside of the neighborhood park and linear park/multi-use path will not be required at this time.
- b. Please revised the Master Plan Amendment and the Tentative Planned Unit Development documents that all open space references refer to the private common areas required by the City's development standards and not the City's Open Space Program.

Neighborhood Connectivity to Linear Park / Multi-use Path Comments

- a. The Unified Pathways Master Plan (UPMP) identifies bicycle lanes along the street frontage of the proposed project on North Ormsby Boulevard (Exhibit B). This UPMP requirement on

North Ormsby Boulevard needs to be coordinated with City Engineering's requirements for the development's half street improvements.

Thank you for your time and consideration. If you have any questions or need additional information, please let me know.

Sincerely,

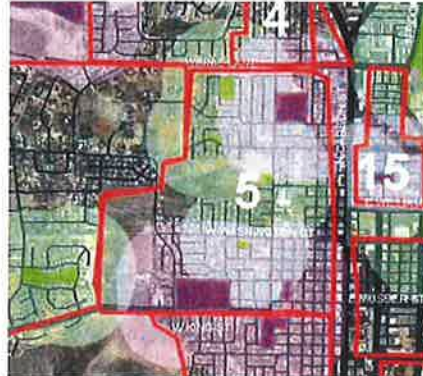
Jennifer Budge

Jennifer Budge, CPRP
Parks, Recreation and Open Space Director

Exhibit A

5

PARK:	Carriage Square (3.5 ac) , Monte Vista (.75 ac) and Sunset Park (.75 ac)
TYPE:	Traditional
SIZE:	Carriage Square (3.5 ac) , Monte Vista (.75 ac) and Sunset Park (.75 ac)
NOTES:	71% of population within walking distance of Park
SCHOOL:	Fritch Elementary School / Carson Middle School 70% of population within walking distance of School



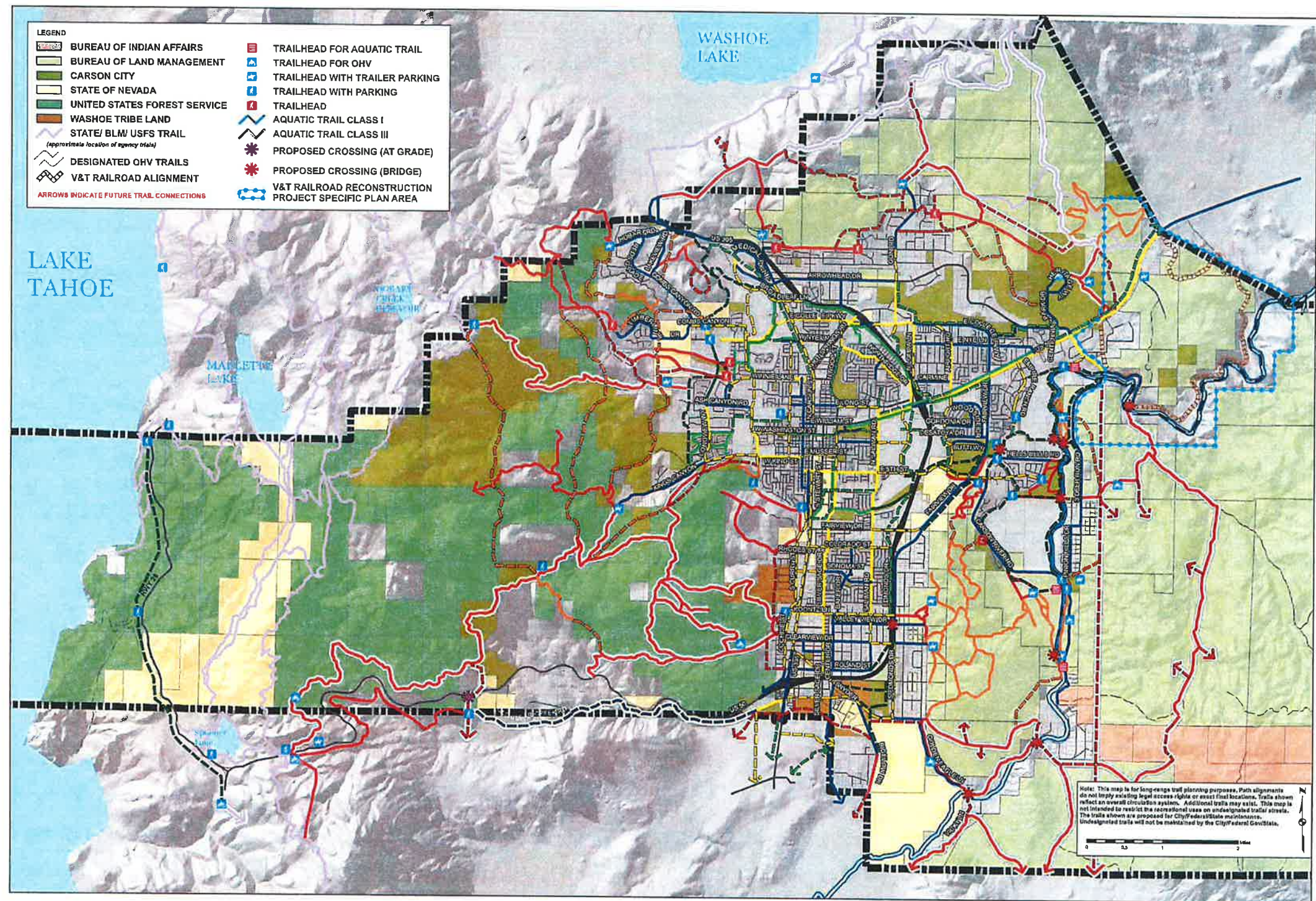
OBSERVATIONS:	This neighborhood has three small parks that provide general coverage, augmented by two schools that provide open areas and some recreation facilities.
SURVEY:	Q19: There is moderately strong support (47%) for adding a new Neighborhood park, suggesting that the schools are not meeting local needs completely. Q17: 53% of respondents supported the general need to add Neighborhood parks, with 61% supporting the general need to add Natural parks.
IMPLEMENTATION STRATEGIES:	1. Investigate further the neighborhood perceptions of school grounds as parks. If appropriate, explore ways to improve access and usability of school grounds as neighborhood parks. 2. Continue to explore acquisition of some or all of the Anderson property as open space. Whether or not development occurs, pursue a natural trail through the property for local use as well as part of the city-wide trail system. 3. If the property develops, ensure that a neighborhood park is provided.

6

PARK:	Long Ranch Park
TYPE:	Natural
SIZE:	7 acres
NOTES:	26% of population within walking distance of Park
SCHOOL:	None



OBSERVATIONS:	A relatively small portion of this low-density neighborhood is within ¼ mile of Long Ranch Park but a larger portion is served by the Long Ranch open space and trails that wind through the subdivision.
SURVEY:	Q17: A very low level of support (17%) for additional park facilities in this neighborhood. Q19: Only 28% felt it was important generally to add Neighborhood parks, and the same level (28%) supported generally adding Natural Parks.
IMPLEMENTATION STRATEGIES:	No action is proposed



**UNIFIED PATHWAYS
MASTER PLAN**
CARSON CITY,
NEVADA

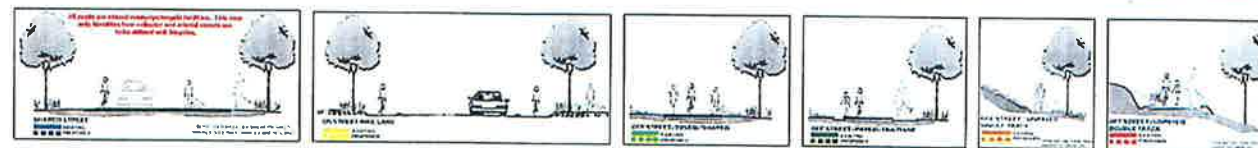
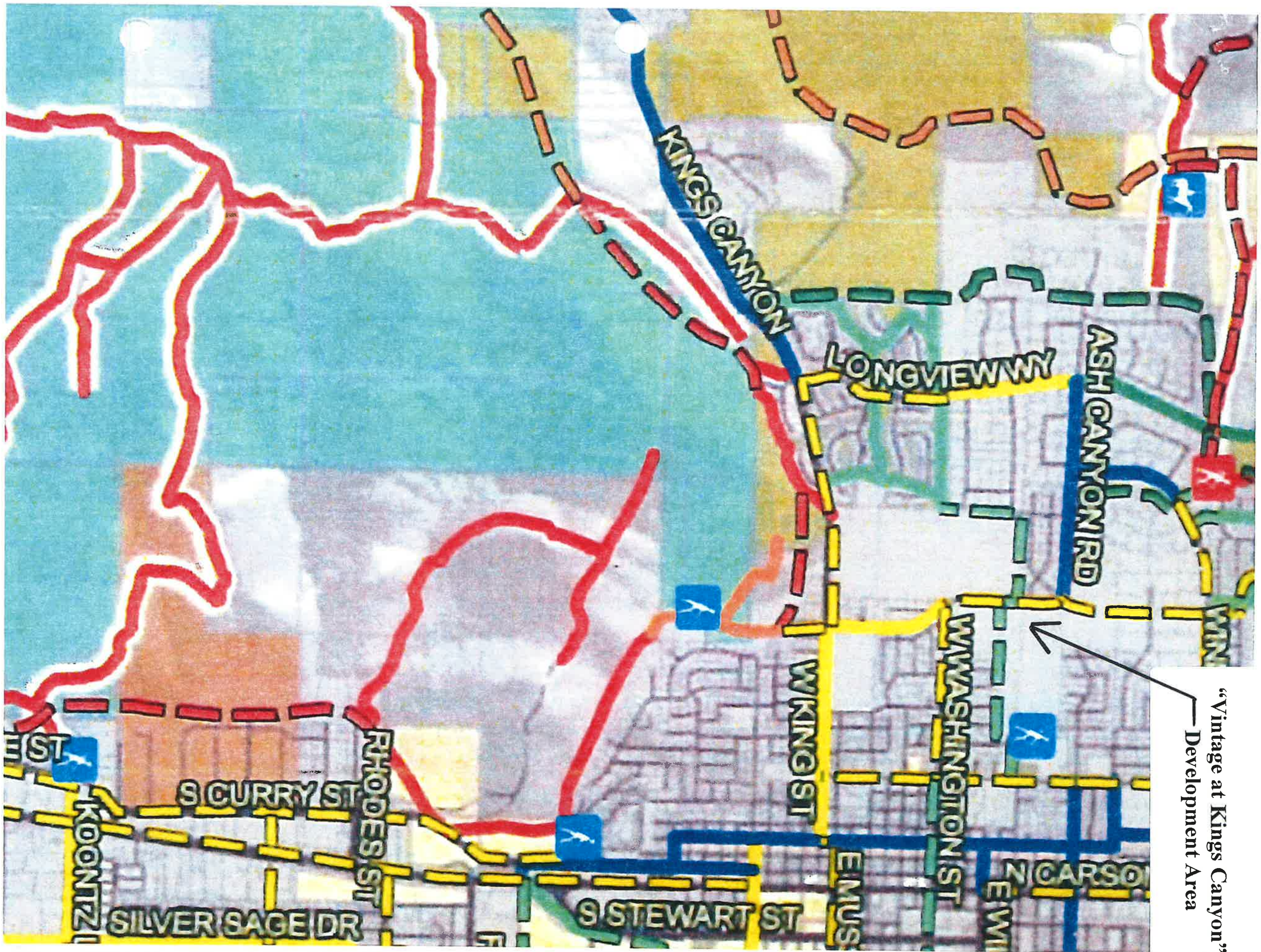


Exhibit B



"Vintage at Kings Canyon"
Development Area



Handwritten text, possibly a signature or date, in cursive script.

Exhibit C

Agenda Item 3B
Developer's Power
Point Presentation
9/6/16

THE



TEAM



VINCE

SCOTT
DEVELOPER



KIRSTEN

MANAGER OPERATIONS



MELANIE

STEWART
EXECUTIVE ASSISTANT



STACY

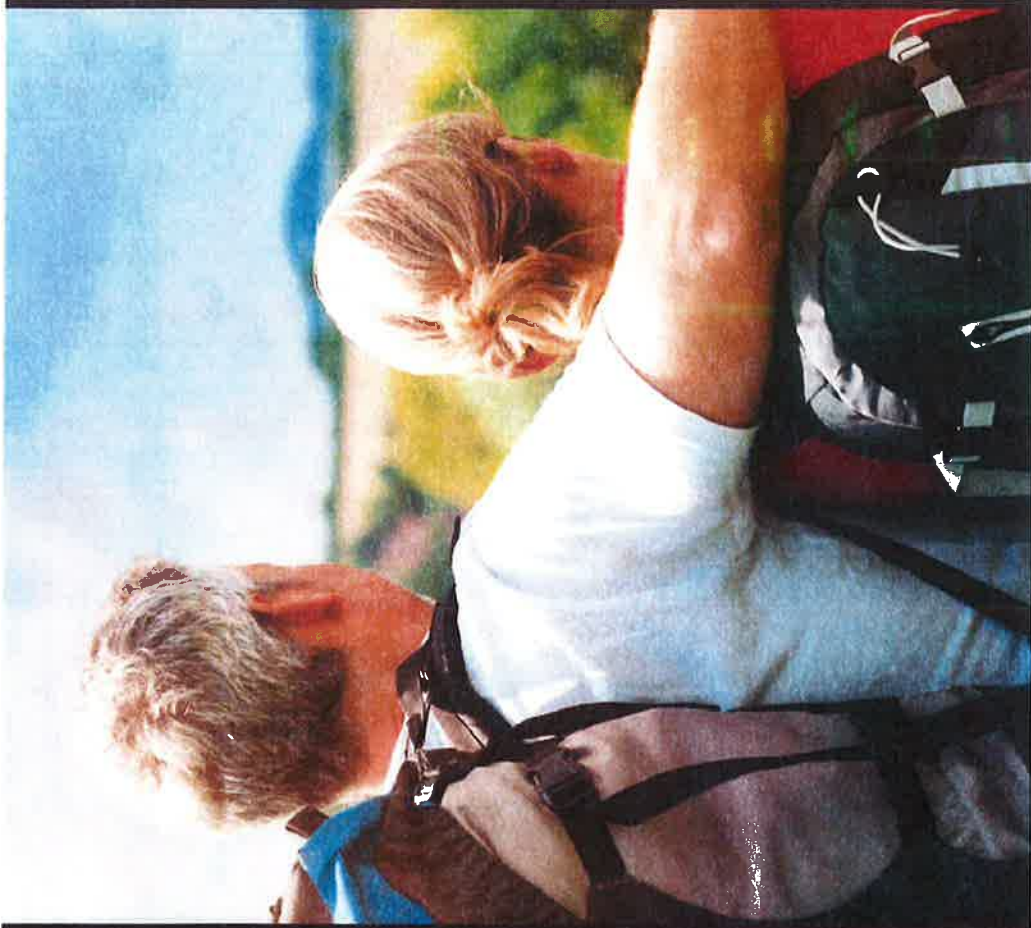
SORENSEN
HOME DESIGNER

**IT WOULD BE MUCH EASIER TO PUT IN
A HIGHER DENSITY PLAN WE
WOULDN'T NEED:**

- ◆ Any variances
- ◆ Special Use Permit
- ◆ A zone change
- ◆ Master Plan
- ◆ PUD overlay
- ◆ Amendment

**IN ADDITION, IT WOULD NEGATIVELY
IMPACT THE AREA IN REGARDS TO:**

- ◆ Schools
- ◆ Higher Traffic
- ◆ View Corridors
- ◆ More cross streets
- ◆ Multiple access points
- ◆ More internal fencing
- ◆ More water and sewer impacts
- ◆ Less open space
- ◆ Strain on emergency services
- ◆ Less parks, recreation and trails for the community



WHAT THE DEVELOPMENT COULD BE



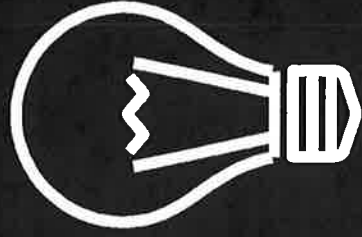
GOING GREEN

Scott Companies has developed some of Tahoe's most premier building and land-use projects. Our reputation in the region and relationships with Tahoe's influencers are key to moving development projects forward.

We are dedicated to sustainable living and building and are certified in Green Building as a CGBP – Certified Green Building Professional.



THE VISION



“An All Inclusive Active Senior Community”

Our vision for this park is one of the key facets of our community that can seamlessly integrate our development into the surrounding neighborhoods. The amenities that we chose for the park we felt were the most diverse for all age ranges and function best for many different activities. Trailhead for hiking, biking, walking and running up Kings Canyon. The par course for those who wish to integrate a moderate workout in-between walking or running. A gazebo accommodating 30-50 people provides a gathering space with shade and a place to eat lunch or picnic. The Vintage will dedicate the park back to the City/Park and Recreation upon completion.

THE VISION

Our goal is to support a healthy, energetic senior lifestyle that can seamlessly transition from active living into independent care, assisted all in one place with full service amenities and attention available for every level of care needed.

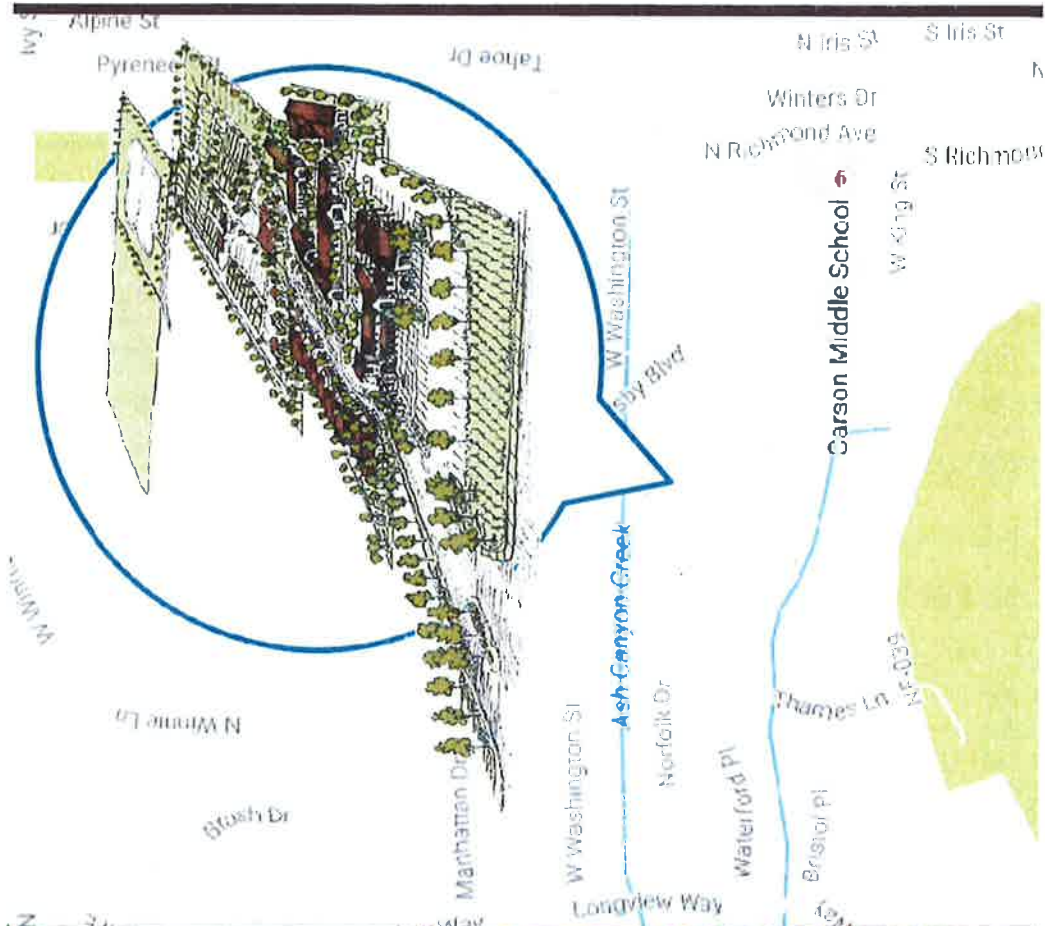
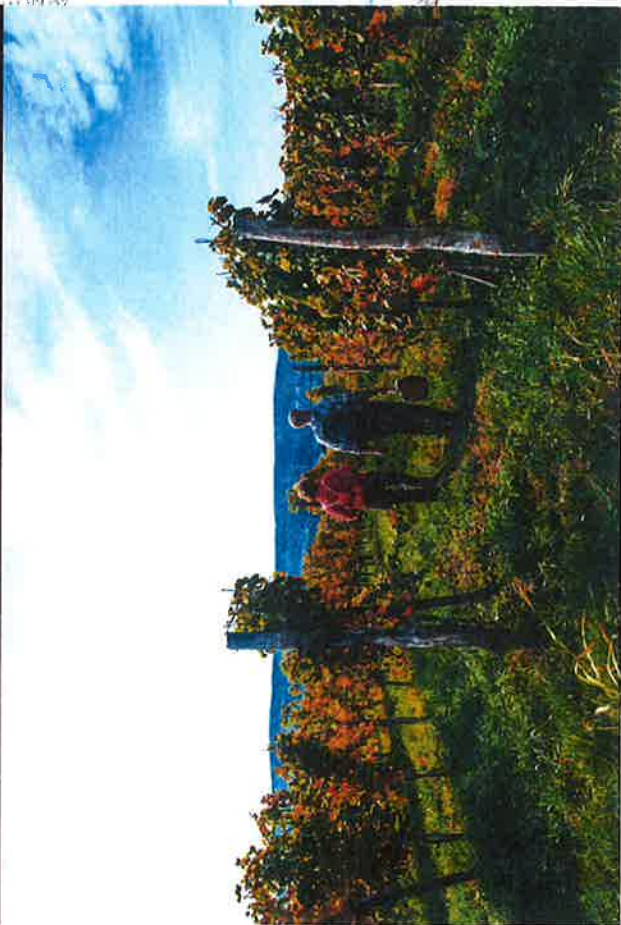
We plan to **work with the Community** every step of the way to ensure the integrity of this prestigious land is upheld and the vision is one that will be embraced by all.

THE VINTAGE IS PROPOSED TO INCLUDE:

- ❖ 175 homes ranging from 1,300 sf to 2,600 sf
- ❖ One and two car garages, small yards and 4 different floor plans
- ❖ Lot sizes: Range from 1,690 sf to 17,000 sf
- ❖ 39 Leased cottages
- ❖ 64 Assisted Living Units
- ❖ 32 Independent Living Units

NOTE: CC&R's can regulate all specifics of development concerns

| A COMMUNITY WITHIN A COMMUNITY



COMMUNITY BENEFITS

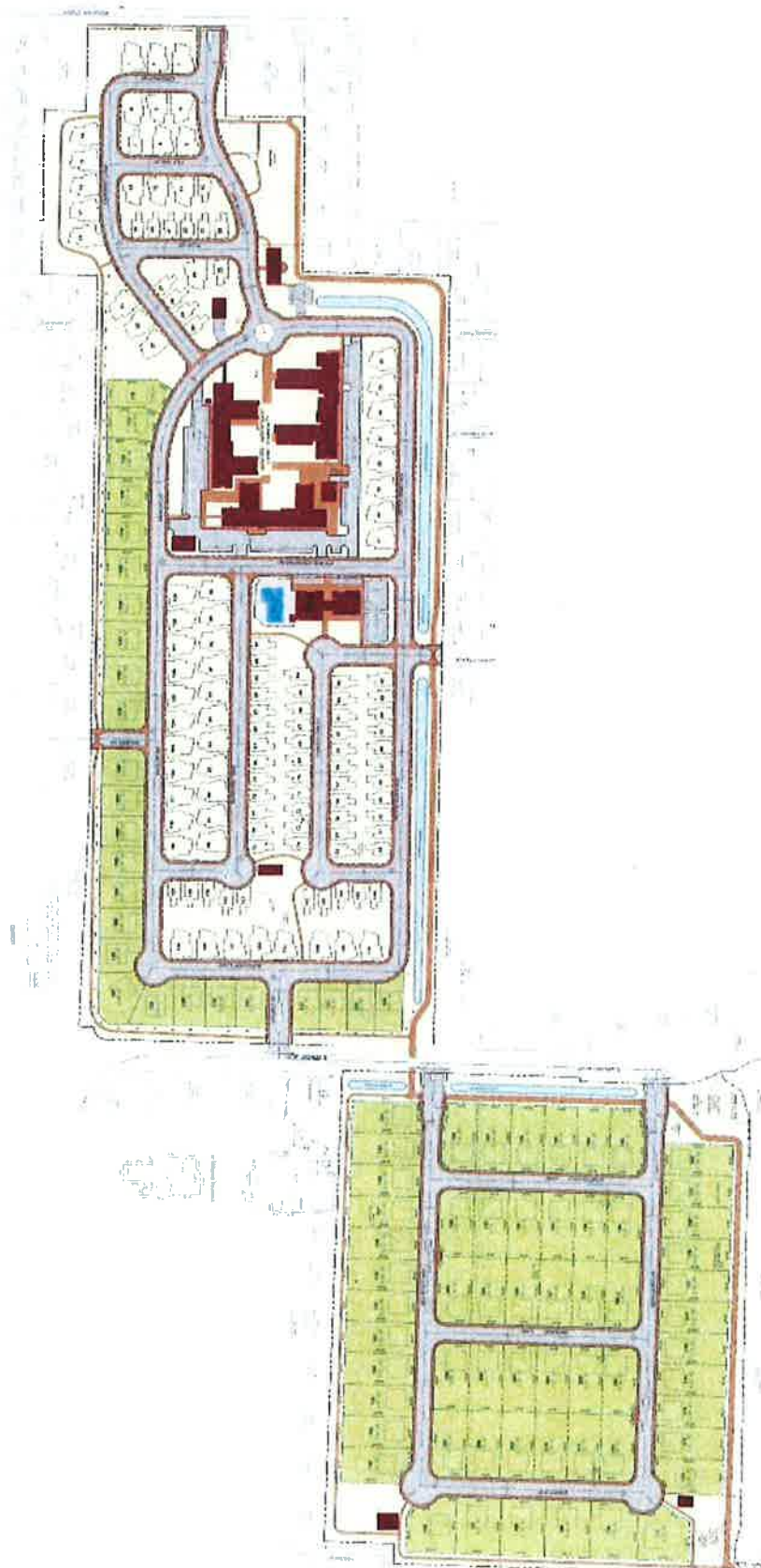
- Energy efficient
- Responsible environmental impacts
- Convenience of on-site services
- Dining options
- Volunteer programs
- Nightly and weekend entertainment
- Amenities for physical activities
- Community gardens
- Walkability, bikeability
- Reduced traffic
- Social Connections, community activity
- Smart technology
- homes with innovative wall batteries



COMMUNITY SERVICES

- Meal plans offered
- Housekeeping
- On-site bistro
- Hair/nail salon
- Public laundry rooms
- Chiropractor's office
- On-site financial planning
- Clubhouse/pool
- Putting green
- Pickle ball room
- Activities room
- Activities room
- Movie theater
- Golfing packages
- Companion programs





PROPOSED PARK:

- ❖ The park will be designed to Parks and Recreation Department design standards like all other parks within Carson City.
- ❖ The park will be closed, like the other neighborhood parks, from dawn to dusk.
- ❖ The 1.2 acre park will be adjacent to the Mountain Street Trailhead with ADA access from the trailhead to the park.
- ❖ The park and trails will be dog friendly. Mutt-mitt stations will be provided along with trash cans.



PROPOSED PARK:

The park is to be constructed with Phase 1 of the development and will be dedicated to the City at the completion of Phase 1.

Park elements include:

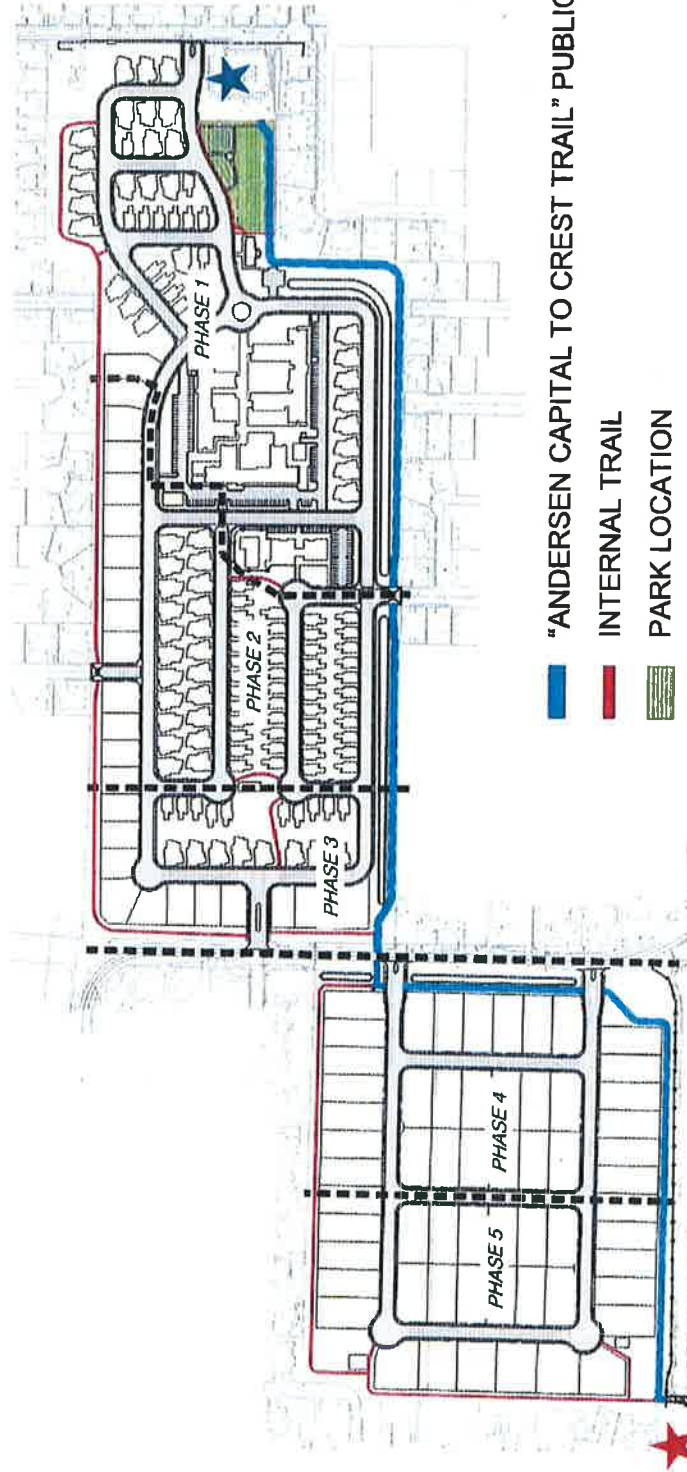
- ❖ Grass area
- ❖ Large gazebo with seating for 35-50 people
- ❖ Pickleball and Bocce Ball courts
- ❖ ADA compliant connections to the existing Mountain Street Trailhead Parking Lot

ANDERSEN CAPITAL TO CREST TRAIL PROPOSED PUBLIC TRAIL EXTENSION

- ❖ From Existing Mountain Street Trailhead Parking lot to the existing trails in Longview
- ❖ Constructed in 2 phases
- ❖ Trails to be maintained by the HOA
- ❖ 16-20' wide Access Easement to be granted to the City to allow public pedestrian access. (Total Easement Area=1.82 ac)
- ❖ At grade crossing across N. Ormsby Blvd w/ flashing warning system.
- ❖ Constructed to Carson City Development Standards
- ❖ Open to Public from Dawn to Dusk

TRAILS:

- ★ EXISTING TRAILHEAD
PARKING LOT
- ★ EXISTING TRAILS IN LONGVIEW
ESTATES



- “ANDERSEN CAPITAL TO CREST TRAIL” PUBLIC TRAIL
- INTERNAL TRAIL
- PARK LOCATION

PROPOSED PHASE 1 - 13' WIDE TRAIL WITH PAR COURSE

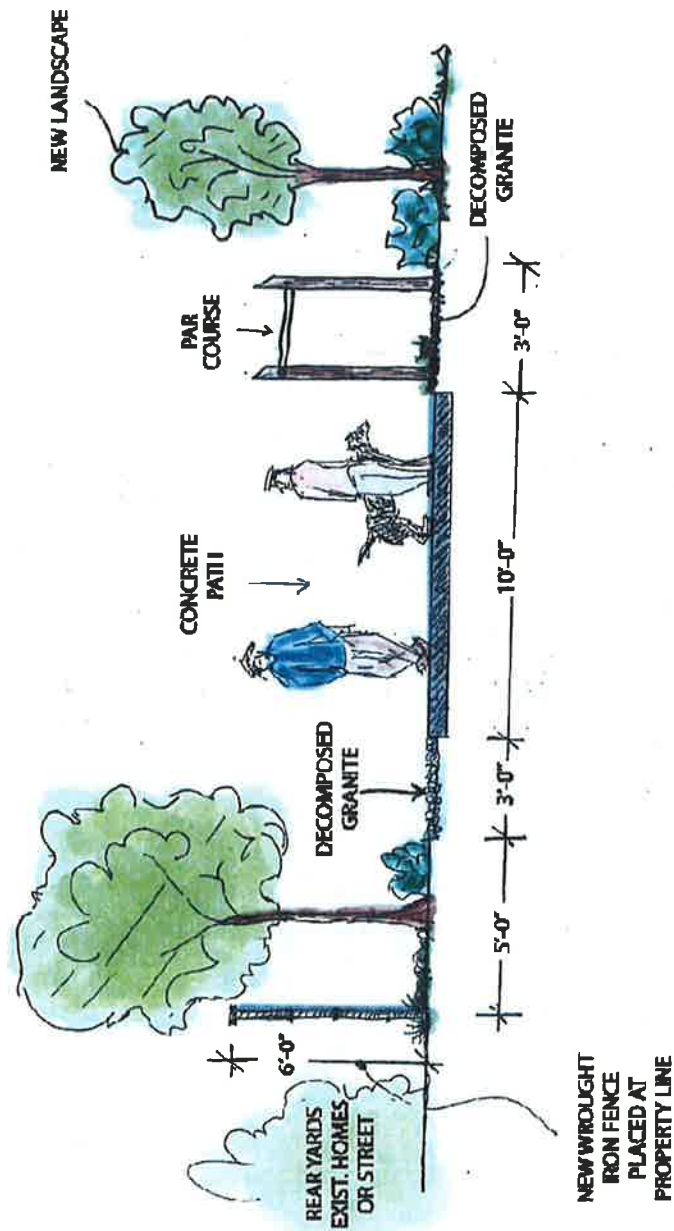
(to be constructed with Phase 1 of the development):

Begins at the existing trailhead and runs along southern project boundary to North Ormsby Blvd. Approximately 2,700 LF

Trail elements include:

- ❖ 10' wide concrete trail
- ❖ 3' wide decomposed granite adjacent to concrete
- ❖ Par course areas along the trail. This linear park will offer outdoor modern day workout equipment perfect for a well-rounded fitness program: aerobic, muscle, core, balance and flexibility
- ❖ 20' wide access easement to include par course elements

TRAIL CROSS SECTION



PROPOSED PHASE 2 - 13' WIDE TRAIL (to be constructed with Phase 4 of the development):

Begins at North Ormsby and runs south to the southern PUD boundary then west to connect to the existing Long Ranch trails. Approximately 2,100 LF

Trail elements include:

- ❖ 10' wide concrete trail
- ❖ 3' wide decomposed granite adjacent to concrete
- ❖ 16' wide access easement
- ❖ Mutt-Mitt Stations w/ Trash Cans located at various locations

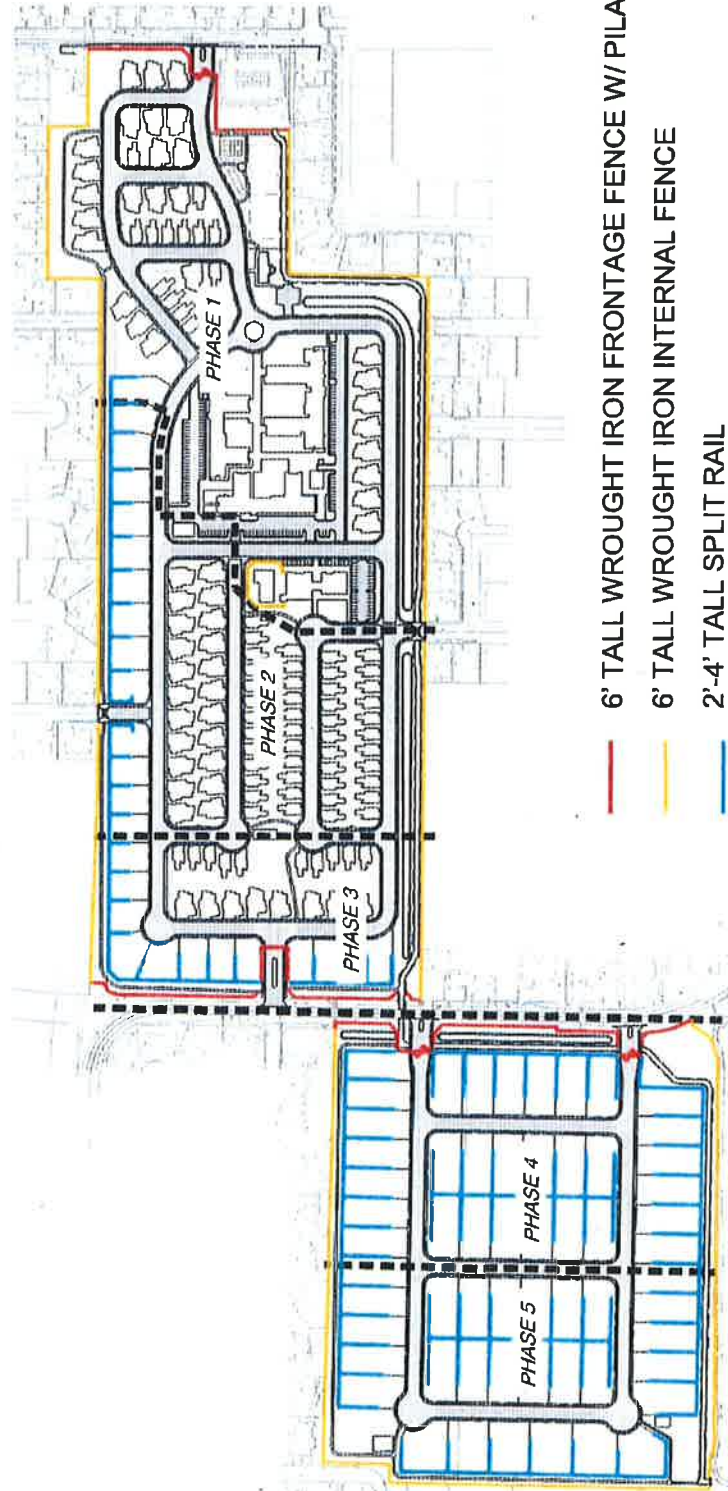
PROPOSED PRIVATE TRAIL

- ❖ 6' wide concrete trail located throughout development
- ❖ Constructed in phases with development
- ❖ Along with all open space in development, the private trails will be maintained by the HOA
- ❖ Constructed to Carson City Development Standards
- ❖ Open to Public from Dawn to Dusk

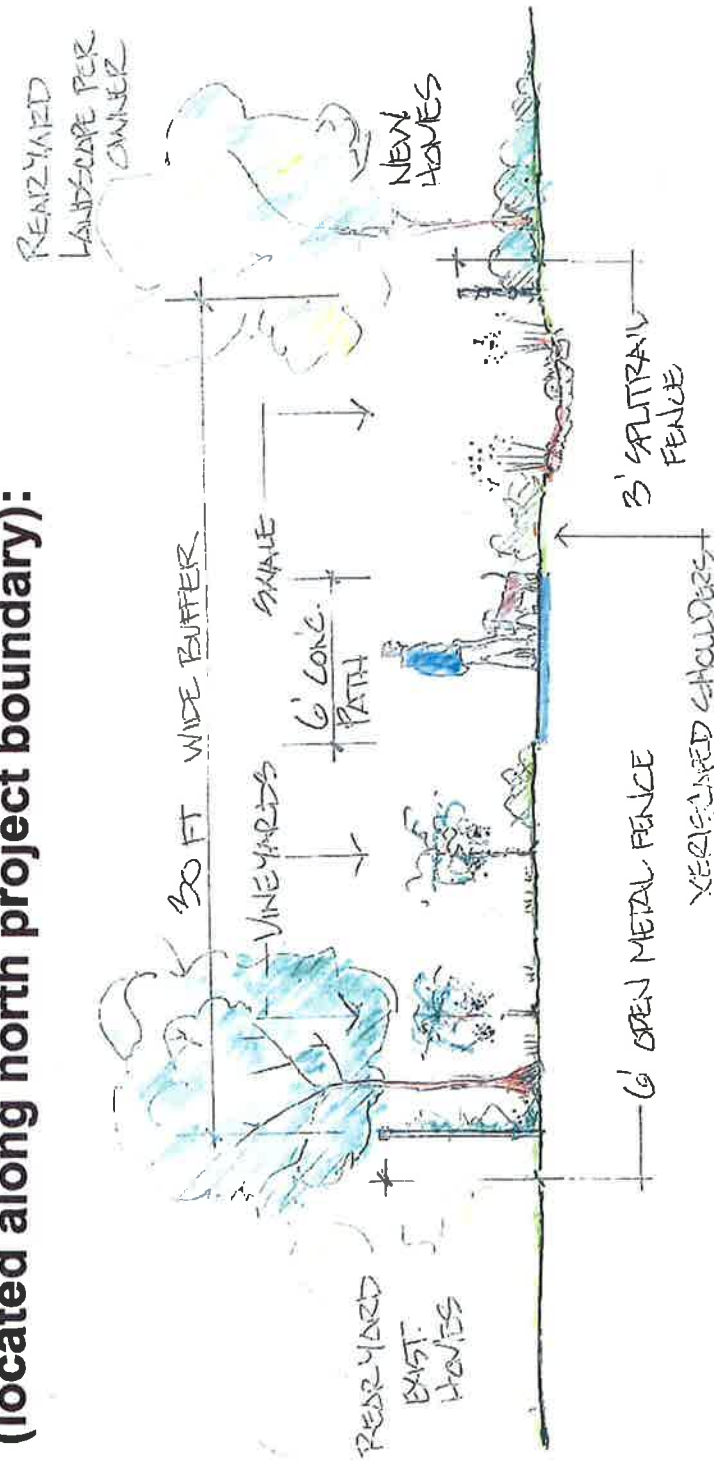
PROJECT FENCING

- ❖ 6' tall wrought iron fencing with stone or similar pilasters along project frontages on Mountain Street and N. Ormsby Blvd
- ❖ 6' tall wrought iron or metal fencing along other project boundaries
- ❖ Split rail fencing along property lines
- ❖ Entire development to be fenced. The trails and park will have gates open to the public from dawn to dusk. The HOA is responsible for opening and closing of these gates.

FENCING:



30' WIDE BUFFER AREA (located along north project boundary):



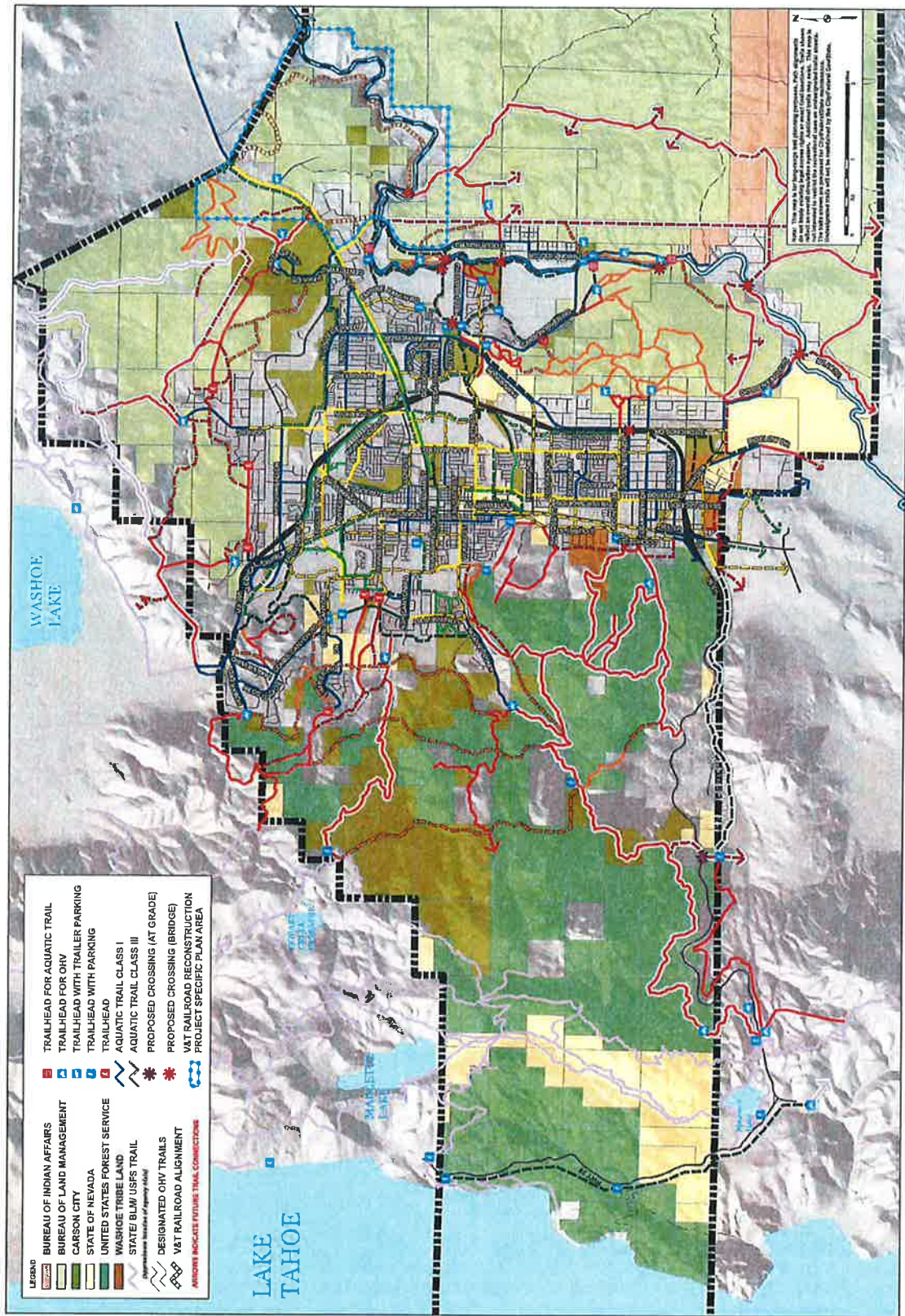


Home Owners Association (HOA) maintenance responsibilities:

- Upkeep and care of all common open space areas
- Detention basins
- Vineyards and gardens
- Community buffer areas and including multi-use path
- Exercise equipment
- Opening and closing gates at dusk and dawn
- Maintain mutt-mitt stations and trash cans
- Maintain all fencing on the property



Exhibit B



“Vintage at Kings Canyon” Development Area



Vintage at Kings Canyon Master Plan Amendment



MPA - 16 - 091

RECEIVED

AUG 26 2016

CARSON CITY
PLANNING DIVISION

Prepared by:



Dale Cox
Architects

Architecture - Planning - Construction Management



August 18, 2016

Vintage at Kings Canyon

Master Plan Amendment

Prepared for:

Vintage at Kings Canyon, LP

Prepared by:

Rubicon Design Group, LLC

100 California Avenue, Suite 202

Reno, Nevada 89509

(775) 425-4800

August 18, 2016

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

FILE # MPA – 16 -

APPLICANT PHONE #
Vintage at Kings Canyon, LLP 775-240-0241

MAILING ADDRESS, CITY, STATE, ZIP
9130 Double Diamond Pkwy. Reno, NV 89521

EMAIL ADDRESS
vince@scottdevelopment.net

PROPERTY OWNER PHONE #
Andersen Family Assoc. 775-721-3712

MAILING ADDRESS, CITY, STATE, ZIP
PO Box 1746 Carson City, NV 89702

EMAIL ADDRESS
megkalley@pacbell.net

APPLICANT AGENT/REPRESENTATIVE PHONE #
Rebecca Bernier/Lumos & Assoc. 775-883-7077

MAILING ADDRESS, CITY, STATE, ZIP
800 E. College Pkwy. Carson City, NV 89706

EMAIL ADDRESS
rbernier@lumosinc.com

FOR OFFICE USE ONLY:

MASTER PLAN AMENDMENT

FEE: \$3,050.00 + noticing fee

NOTE: Master Plan Amendment applications are only accepted four times per year and must be submitted by the January, April, July and October deadline dates.

SUBMITTAL PACKET

- ☐ 6 Completed Application Packets (1 Original + 5 Copies) containing the following:
- ☐ Application Form
- ☐ Written Project Description
- ☐ Site Plan
- ☐ Proposal Questionnaire With Both Questions and Answers Given
- ☐ Applicant's Acknowledgment Statement
- ☐ Documentation of Taxes Paid-to-Date (1 copy)
- ☐ Project Impact Reports (Engineering) (4 copies)
- ☐ CD containing application digital data (preferably in pdf format)

Application Reviewed and Received By: _____

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

Project's Assessor Parcel Number(s):

007-573-06 & 08

Street Address

1450 Mountain Street Carson City, NV 89703

ZIP Code

Project's Master Plan Designation

Medium Density Residential

Project's Current Zoning

SF-6 and SF-12

Nearest Major Cross Street(s)

Mountain St. @ W. Long St./Ormsby Blvd. @ W. Washington St.

Briefly describe the components of the proposed project: In accordance with Carson City Municipal Code (CCMC) Section: 18.02.070. 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.

A Master Plan Amendment is being sought to allow for the redesignation of 5.6 acres from Medium Density Residential to Mixed Use Residential in order to allow for assisted/independent living uses as part of the Vintage at Kings Canyon PUD. Refer to attached report for specific details.

PROPERTY OWNER'S AFFIDAVIT

I, Meggen Kalley, 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

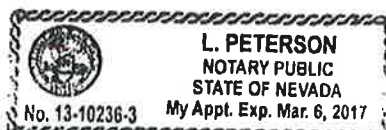
Date

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

STATE OF NEVADA
COUNTY Carson City

On August 17th, 2016, Meggen Kalley, 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. The Planning Division personnel can help you make the above determination.

ACKNOWLEDGMENT OF APPLICANT

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

Applicant

Date

8-23-2016



CARSON CITY

Capital of Nevada

[Treasurer Home](#)[Assessor Data Inquiry](#)[Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 007-573-06

Property Location: N ORMSBY BLVD
Billed to: ANDERSEN FAMILY ASSOCIATES
P O BOX 1746
CARSON CITY, NV 89702-0000

Tax Year: 2016-17
Roll #: 000405
District: 2.4
Tax Service:
Land Use Code: 600

[Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

No Prior Year Taxes

Current Year

08/15/16	88.87		88.87	.00	88.87
10/03/16	9.00		9.00	.00	97.87
01/02/17	9.00		9.00	.00	106.87
03/06/17	9.00		9.00	.00	115.87

Totals:	115.87	.00	115.87	.00	
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[Payment Cart](#)[History](#)

Additional Information

	2016-17	2015-16	2014-15	2013-14	2012-13
Tax Rate	3.5200	3.5200	3.5400	3.5600	3.5600
Tax Cap Percent	.2	3.2	3.0	4.2	6.4
Abatement Amount	15.90	28.24	22.82	15.92	2.89



CARSON CITY

Capital of Nevada

[Treasurer Home](#)[Assessor Data Inquiry](#)[Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 007-573-08

Property Location: 1450 MOUNTAIN ST
Billed to: ANDERSEN FAMILY ASSOCIATES
P O BOX 1746
CARSON CITY, NV 89702-0000

Tax Year: 2016-17
Roll #: 000407
District: 1.0
Tax Service:
Land Use Code: 695

[Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

No Prior Year Taxes

Current Year

08/15/16	13.59		13.59	.00	13.59
10/03/16					
01/02/17					
03/06/17					

[Payment Cart](#)[History](#)

Additional Information

	2016-17	2015-16	2014-15	2013-14	2012-13
Tax Rate	3.5200	3.5200	3.5400	3.5600	3.5600
Tax Cap Percent	.2	3.2	3.0	4.2	6.4
Abatement Amount	89.37	44.24	43.16	5.22	.97

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Attachments:

Carson City Application Forms and Affidavit
Applicant Acknowledgement Form
Property Tax Certificate
Electronic Files
Vintage at Kings Canyon PUD

VINTAGE at KINGS CANYON- Master Plan Amendment Application

Introduction

This application includes the following request:

- A **Master Plan Amendment** to redesignate 5.6± acres from Medium Density Residential (MDR) to Mixed Use Residential (MUR).

Project Location

The 5.6± acres associated with this request is located west of Mountain Street, east of Ormsby Boulevard and is a portion of existing parcel #'s 007-573-06 and 08 which total 39.81± acres. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map

VINTAGE at KINGS CANYON- Master Plan Amendment Application

Existing Conditions

The site is currently vacant and is designated as Medium Density Residential (MDR) in the Carson City Master Plan. The current zoning includes a mix of Single Family 6000 square foot lots (SF6) and Single Family 12,000 square foot lots (SF12).

Surrounding uses are primarily single family homes. However, there are non-residential uses near the eastern property boundary, including a medical center, limited supporting retail, and medical office space.

The site is well served by the area road network. It is 1,675 feet (straight line distance) west of North Carson Street and can be accessed on its east side via Bath Street, Long Street, Fleischman Way, and Washington Street, which all connect to Mountain Street. The western edge of the property can be accessed via Winnie Lane and Ormsby Boulevard.

Figure 2 (below) is a view of the property looking west from Mountain Street, showing adjacent single family housing along the north property line.

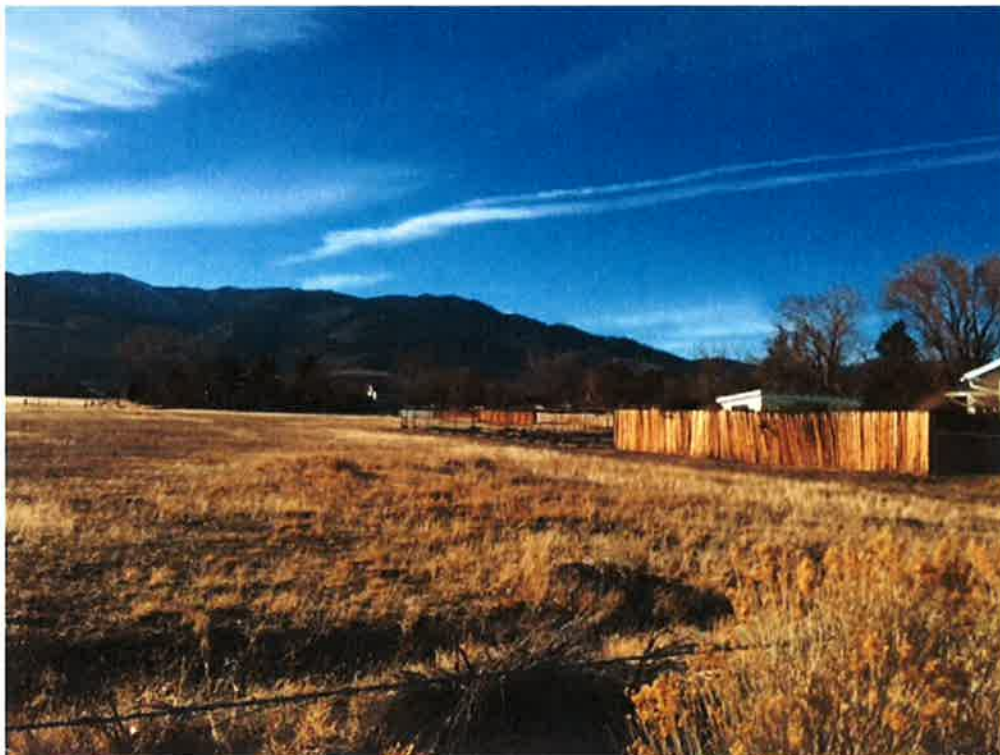


Figure 2 – Existing Conditions

Development Plans

This Master Plan Amendment is being pursued as part of the planned Vintage at Kings Canyon development. Concurrent with this request is a submittal for a Zoning Map Amendment, Tentative Planned Unit Development (PUD) and Special Use Permit (SUP). As requested by City staff, this Master Plan Amendment request is being submitted under a separate cover from the other project entitlements.

In general, Vintage at Kings Canyon serves to establish a high-end luxury senior living community. The current project plan has evolved based on significant neighborhood input received over the past several months. This is reflected in the current project layout with larger perimeter lots, increased southern buffers, and the relocation of the proposed assisted and independent living units (area subject to the Master Plan Amendment request) to an internal location within the overall project site. The accompanying PUD package provides highly detailed project specifications and plans for the overall planned project.

The proposed project conforms to the existing zoning in terms of allowable density. It is only the assisted/independent living facilities that require the Master Plan Amendment (and related Zoning Map Amendment) request. Although these facilities are residential in nature, they are classified as a non-residential use type within the Carson City Municipal code, thus triggering the need for the requested amendment(s).

Master Plan Amendment

The current Master Plan and zoning designations allow for a mix of housing types. The Vintage at Kings Canyon intends to utilize the density allowed under the current designations to establish a variety of senior housing options including single family units on a varying lot sizes. The varying lot sizes provide seniors with options currently unavailable in the Carson City market and will provide amenities such as a clubhouse, swimming pool, etc. Additionally, the homeowner's association will provide yard and exterior maintenance which will ease the physical burden on residents while ensuring community aesthetics. As part of the overall mix of unit types, it is proposed to include independent and assisted living units. These units are intended for seniors that may require additional assistance such as onsite concierge and medical staff.

The Carson City Municipal Code defines the assisted and independent living facilities proposed within Vintage at Kings Canyon as congregate care facilities. Under the current code, these are commercial use types. Thus, the current Medium Density Residential Master Plan designation must be amended to allow for the "non-residential" assisted and independent living facilities.

Based on input received during pre-application meetings with various City departments and staff, it was determined that Mixed Use Residential (MUR) was the most logical designation to accommodate the assisted/independent living component of the project. As detailed in the attached PUD package, the MUR designation will be coupled with Neighborhood Business (NB) zoning to allow for the establishment of the use. It is important to note that the Master Plan Amendment is only being requested on the relatively small portion of the project proposed for the assisted/independent living facilities (5.6± acres) and not the entire project site.

VINTAGE at KINGS CANYON- Master Plan Amendment Application

Figure 3 (below) depicts the existing and proposed Master Plan designations for the project site.



Figure 3 – Existing/Proposed Master Plan Designations

Since Vintage at Kings Canyon is being developed under a PUD, uses within the 5.6± acres affected by this request can be limited. Thus, the range of non-residential uses will be strictly limited and further defined under the PUD. This includes limiting land uses to assisted/independent living facilities only. It is planned to provide ancillary uses such as a salon, barbershop, dining facilities, etc. but these will be entirely contained within the assisted/independent living buildings and will be for the exclusive use of Vintage at Kings Canyon residents and their guests, not the general public. These restrictions are clearly laid out and defined in the accompanying PUD document.

This Master Plan Amendment request is somewhat unique in that it is associated with the accompanying PUD request. Typically, a Master Plan Amendment cannot be conditioned (i.e. uses limited/defined, etc.). However, in the case of the Vintage at Kings Canyon, the PUD will set strict limitations on any “commercial” uses and even goes above and beyond Municipal Code regulations by defining that all non-residential uses are private in nature. This provides both Carson City and area residents with strict assurances that future commercial development such as conventional retail uses, convenience stores, etc. can never be developed at the site. Any change to the PUD or allowed uses would require a full amendment of the PUD plan including public hearings before the Carson City Planning Commission and Board of Supervisors.

Another consideration is that this amendment request is actually removing allowable residential density. The current MDR designation and associated SF-12 and SF-6 zoning allow for up to 30± single family units. This density is essentially being stripped from the site with the adoption of the PUD. Furthermore, the accompanying PUD strictly prohibits multi-family development. Therefore, the only residential-type use allowed with the requested Master Plan Amendment is assisted/independent living which are very low impact land uses. The PUD even goes a step further by limiting these uses in terms of building height, number of allowed assisted/independent units, etc.

Potential Impacts

The requested Master Plan Amendment area is located internal to the project site. This, coupled with the strict use limitations embedded in the PUD, ensure that negative impacts to the surrounding established neighborhoods will not occur. In essence, any impacts associated with the amendment area (assisted/independent living units) will be to new homes within the Vintage at Kings Canyon. Even with this considered, assisted/independent living is considered to be one of the lowest impact land uses in terms of noise, traffic generation, etc. not to mention that there will be no impact whatsoever on schools.

A complete project impact analysis of the entire Vintage at Kings Canyon project and all of its various components is included in the accompanying entitlement requests and associated documents/reports.

Master Plan Policy Checklist: Master Plan Amendment and Zone Change Applications

Consistent with Carson City Tentative Subdivision Map application requirements, this section is taken directly from Carson City documents and forms part of the **Master Plan Amendment and Zone Change** application process. Responses to the checklist questions are included in this section and are printed in **bold** type.

Note: Specifics on the requested zone change associated with Vintage at Kings Canyon are included in the accompanying PUD documents/reports. References to the requested zoning are referenced in this section as necessary to provide for consistency in Carson City review considerations and for full consideration of the Master Plan Amendment request as it relates to overall planning policies established by Carson City.

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to Master Plan Map Amendments and Zoning Map Amendments. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: **Vintage at Kings Canyon**

Reviewed By:

Date of Review:

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN

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

Is or does the proposed amendment:

✓ Discourage growth outside areas planned to be served by community water and wastewater facilities as identified in the Water and Wastewater Master Plans (1.1b)?

This application seeks to promote development on an infill site that is already served by infrastructure and thus directly promotes this Master Plan policy.

Promote infill and redevelopment in an identified priority area (1.2a)?

The project promotes infill development. However, it is not located in a priority area.

At adjacent county boundaries, minimize potential land use conflicts with adjacent properties (1.5a)?

Not applicable. The site is not adjacent to a county boundary so there is no potential for conflict.

Adjacent to State or Federal lands, ensure compatibility with planned adjacent uses and access (1.5b)

Not applicable.

✓ Located to be adequately served by city services including fire and sheriff services, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?

The site is surrounded by existing development and is therefore already served by City services. Access to the site is safe, convenient, and logical given the fully functional street network and easy access to Mountain Street and Ormsby Boulevard. The neighborhood is served by existing schools, including Carson Middle School which is walkable from the site. School impacts from the project will be zero as residents will be restricted to ages 55 and over.

The site is 3 miles from Fire Station #2 and is served by the Carson City Sherriff's Department.

✓ Promote a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities (2.1a)?

This project seeks to promote an increased mix of housing choices by pursuing development of an infill site that is close to downtown. It will also provide much needed senior housing options currently unavailable within the Carson City market. The Master Plan Amendment will allow further diversification of senior housing options with the ability to include assisted and independent living facilities.

In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1 b, 2.2b, 2.3b, Land Use Districts)?

The site is not within an identified mixed-use area, however, it does provide for an increased range of housing choices for 55 and over residents.

✓ Discourage rezoning of properties that create "friction zones" between adjacent land uses, particularly industrial and residential uses (2.1d)?

The proposed development that will follow this amendment is specifically designed to be compatible both internally to the project and with the surrounding area. The area subject to this amendment is only a small portion of overall larger parcels. The amended area is therefore internal to the eventual project. Any potential impacts can therefore be managed through proper design and layout of project uses.

VINTAGE at KINGS CANYON- Master Plan Amendment Application

- ✓ Encourage development outside the primary floodplain and away from geologic hazard areas (3.3d, e)?

The site is located away from known geologic hazards. Based on Carson City GIS data, the site is outside the 100-year flood zone and is therefore not a high risk area.

- ✓ Provide for zoning consistent with the Land Use designation (Land Use table descriptions)?

A zoning map amendment is being pursued for this site. The proposed zone will be consistent with the requested Master Plan designation and only impacts a small portion of the overall project site.

- ✓ Meet the location criteria for the applicable Land Use designation (Land Use descriptions)?

The intended use meets the locational criteria.

If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

The site is not within a Specific Plan Area.

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES

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

- ✓ Provide opportunities to expand parks and recreation opportunities (4.2a)?

The actual Master Plan Amendment area is very limited in size (5.6± acres) and will have no impact on parks and recreation facilities. However, the overall project will expand parks and recreation opportunities by including public park space and trail connections (refer to accompanying PUD).

- ✓ Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

This amendment is consistent with the Open Space Master Plan in that the overall project includes important trail connections between the neighborhood and open space areas to the west, details of which are included in the accompanying PUD. The project was designed with input from the Carson City Parks, Recreation, and Open Space Department.

CHAPTER 5: ECONOMIC VITALITY

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

Is or does the proposed amendment:

- ✓ Help maintain and enhance the primary job base (5.1)?

This amendment will allow for a diverse neighborhood, close to existing job centers. The assisted and independent living facilities will include professional and medical staff and will therefore add quality jobs close to the downtown core.

- ✓ Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)

This amendment directly addresses this policy by providing an enhanced mix of housing options.

Encourage the development of regional retail centers (5.2a)

The proposed project does not include retail space.

- ✓ Encourage reuse or redevelopment of underused retail spaces (5.2b)?

As an infill site, close to downtown, this project could have an impact on underused commercial space in the area. As downtown sites intensify, there is more need for retail and other services. New residents within Vintage at Kings Canyon will support area businesses.

Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?

The project will add residents to an area that is a walkable distance to the State Capitol and so may have a favorable impact on activity in the area.

- ✓ Promote revitalization of the Downtown core (5.6a)?

The project is a short distance from North Carson Street and is therefore ideally suited to have a favorable impact on the downtown revitalization. The proposed amendment, and subsequent project, will bring new residents and a new mix of housing options close to downtown.

- ✓ Encourage the incorporation of additional housing in and around the Downtown (5.6c)?

This amendment will allow for additional housing near downtown. Similar to the previous answer, the project is ideally positioned to have a favorable impact on downtown. Furthermore, it provides seniors with new housing options currently unavailable in the area.

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS

The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown. Is or does the proposed amendment:

- ✓ Promote compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?

The houses being proposed for the site are complementary to what is in the neighborhood now. The assisted/independent living facilities are an attempt to provide needed services and housing options to the area. The project area is adjacent to suburban development and thus does not impact rural areas.

This Master Plan Amendment, intended to accommodate an assisted/independent living facility, is specifically designed to be compatible with the surrounding area by locating it internal to the project area. In other words, the Amendment area is fully contained within the project site and is therefore separated from existing development.

If located in an identified Mixed-Use Activity Center or area, provide for the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?

The site is not in a Mixed-Use Activity Center however it does provide for a mix of housing types and residential medical care.

- ✓ Encourage an appropriate mix of housing models and densities based upon the location, size and surrounding neighborhood context (9.1a)?

As noted, the project includes a mix of housing types and lot sizes. Attention has been given to compatibility by locating larger lots at the project boundaries with smaller lots, and the assisted living facility, internal to the project (refer to accompanying PUD documents).

The proposed assisted living facility would not be the only medical development in the neighborhood. Across Mountain Street to the southwest is a 7-acre medical complex with 157,000 square feet of building space. Medical services at the assisted/independent living facilities are not open to the public and are for the benefit and security of those residing within the facilities.

✓ Discourage “spot” rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map or that are not contiguous with lots zoned for a comparable density (9.4b)?

As an infill site, this project does not impact rural neighborhoods. Housing density of the proposed project conforms to existing zoning. This amendment, and related Zoning Map Amendment, are solely to accommodate an assisted/independent living facility.

CHAPTER 7: A CONNECTED CITY

The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed amendment:

✓ Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?

The project site is on a JAC bus line. It is also close to North Carson Street. Development at this site is therefore strongly supportive of transit-oriented development. With an aging population, many of the residents living within the project do not drive further promoting the use of public transportation alternatives.

✓ Promote enhanced roadway connections and networks consistent with the Transportation Master Plan (11.2c)?

Development of the project site will complete the road network in the immediate neighborhood. Project design has been developed using input from Carson City Engineering and Public Works staff.

✓ Provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density (12.1a, c)?

Project design was developed using input from Carson City Parks, Recreation, and Open Space Department. The project includes park space and trail connections. There is a network of trails internal to the project as well as a connection between the new park space and open space to the west of the site. Refer to the accompanying PUD documents, plans and reports for specific details.

Master Plan Amendment Application Questionnaire

The Carson City Municipal Code establishes that the following conditions and standards must be met when considering a Master Plan Amendment. Each is addressed in **bold face** type.

a) Consistency with Master Plan. 1) The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan. Provide written documentation of compliance with the Master Plan Policy Checklist.

The requested Master Plan Amendment supports goals and policies of the Master Plan by allowing for new senior housing and care options currently unavailable within the marketplace. Furthermore, it is supported by providing these new housing opportunities in an area of existing services and infrastructure. The proposed amendment supports multiple goals and policies including: compatibility with surrounding development; enhancing the mix of housing choices; encouraging infill development; locating development within the existing City service area; and locating development near existing transportation routes.

The Master Plan Policy Checklist is fully addressed within the previous section of this report.

b) Compatible Land Uses. 1) The proposed amendment will provide for land uses compatible with existing adjacent land uses, and will not adversely impact the public health, safety or welfare.

The amendment requested with this application is internal to the overall Vintage at Kings Canyon project site, ensuring impacts to adjoining properties do not occur. Furthermore, the accompanying PUD sets strict limitations on the area designated for "commercial" use to ensure intense commercial activities will not occur at the site. In fact, the PUD limits the commercial uses to assisted/independent living facilities and their ancillary services (i.e. salon, barber shop, etc.) which must be contained wholly within the assisted/independent living facility and be for the exclusive use of the Vintage at Kings Canyon residents. The PUD also sets strict standards in terms of building heights, lighting, etc. This ensures that any new development within the Master Plan Amendment area will be of a very low intensity and will not impact adjoining properties in a negative manner.

c) Response to Change Conditions. 1) The proposed amendment addresses changed conditions that have occurred since the plan was adopted by the Board of Supervisors and the requested amendment represents a more desirable utilization of land.

The single biggest land use change in the past 5 years is the demand for a greater mix of housing choices, especially for our aging population. Currently, there are no communities catering to seniors and their needs (such as that proposed with Vintage at Kings Canyon) within Carson City. Also, the site has long been zoned for residential development and is in an area of existing infrastructure and services. The Carson City Municipal Code fails to recognize assisted/independent living facilities as a residential use although they are a key component to a senior oriented community. Thus the need for this amendment is triggered and is appropriately justified.

d) Desired Pattern of Growth. 1) The proposed amendment will promote the desired pattern for the orderly physical growth of the city and guides development of the city based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

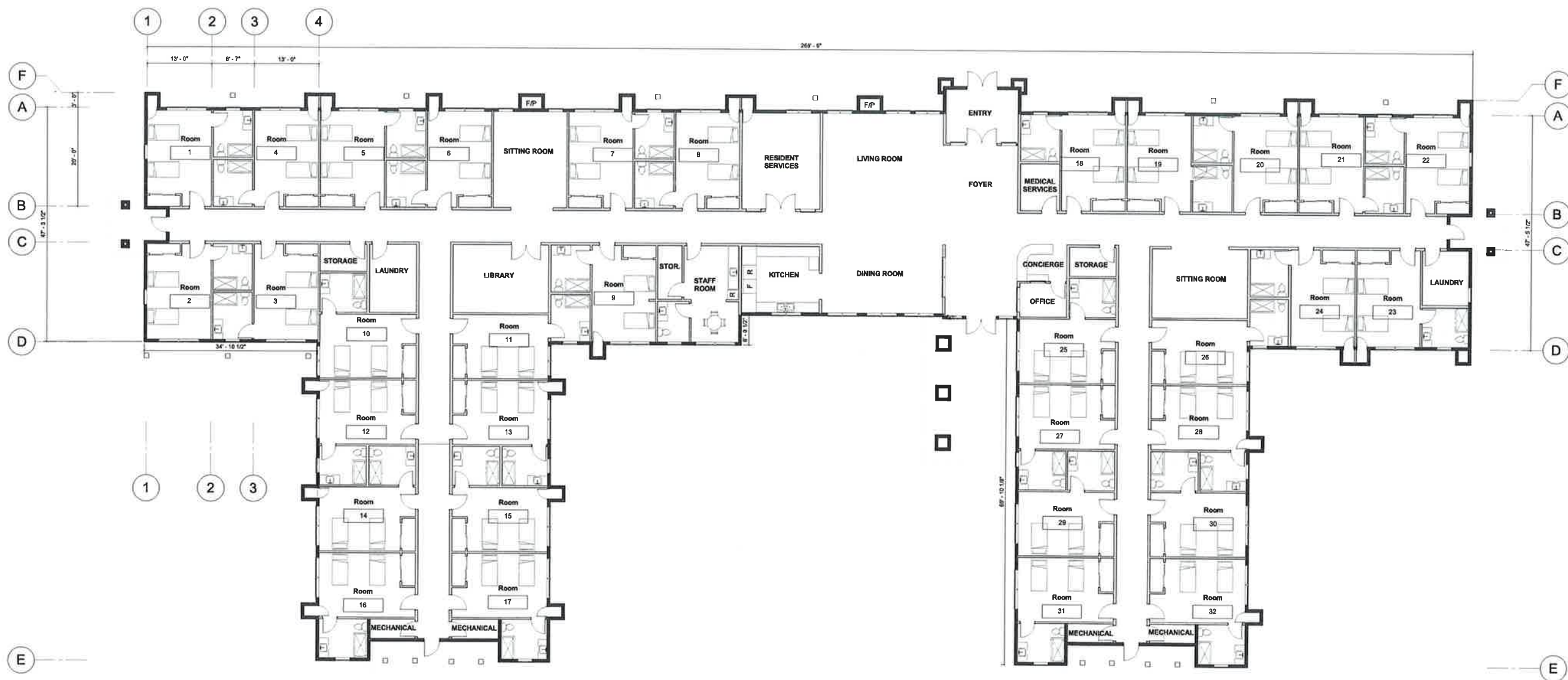
The proposed assisted/independent living is a low intensity use and will not create a substantial impact on the overall public welfare of the area. Uses within the MUR designation will be highly restricted through the Vintage at Kings Canyon PUD to ensure compatibility with all surrounding uses, both internal and external to the project. Assisted and independent living are a key component of a comprehensive senior living project and will serve to diversify housing options for seniors in Carson City.

Development at the project site will serve to provide efficient use of existing infrastructure and directly addresses the lack of quality senior housing within the community. Furthermore, the PUD provides proper restrictions and standards to ensure compatibility with adjacent neighborhoods and protections for natural resources and recreational opportunities.

ASSISTED LIVING/INDEPENDENT LIVING ELEVATIONS AND FLOOR PLANS



ASSIYBO LIVING



ASSISTED LIVING FLOOR PLAN 18,085 S.F.

3/32" = 1'-0"

FLOOR PLAN

THESE DRAWINGS HAVE BEEN PREPARED BY DALE COX ARCHITECTS
VINTAGE ASSISTED LIVING
THEY ARE NOT BEING USED FOR ANY OTHER PROJECTS, IN OTHER LOCATIONS, OR BY
ANY OTHER INDIVIDUALS WITHOUT THE WRITTEN APPROVAL AND PARTICIPATION OF
DALE COX ARCHITECTS. REPRODUCTION IS PROHIBITED.

REVISIONS

PROGRESS SET
NOT FOR CONSTRUCTION
07/18/16

VINTAGE ASSISTED LIVING

APN: 122-161-05

DALE COX ARCHITECTS
ARCHITECTURE - PLANNING - CONSTRUCTION MANAGEMENT
Post Office Box 450 Truckee, CA 96160
Phone: (530) 550-9144 Fax: (530) 550-9455

DRAWN BY: hmr
DATE: 7/20/16
SCALE: 3/32" = 1'-0"
JOB # Project Number

18.2
SHEET



15 STUDIOS
11 1 BEDROOMS
6 2 BEDROOMS

INDEPENDENT LIVING FLOOR PLAN 21,020 S.F.
3/32" = 1'-0"

FLOOR PLAN

THESE DRAWINGS HAVE BEEN PREPARED BY DALE COX ARCHITECTS
VINTAGE INDEPENDENT LIVING
THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS, IN OTHER LOCATIONS, OR BY
ANY OTHER INDIVIDUALS WITHOUT THE WRITTEN APPROVAL AND PARTICIPATION OF
DALE COX ARCHITECTS. RESTRICTION IS PROHIBITED.

REVISIONS

PROGRESS SET
NOT FOR CONSTRUCTION
7/27/16

VINTAGE INDEPENDENT LIVING

APN: 122-161-05

DALE COX ARCHITECTS
ARCHITECTURE - PLANNING - CONSTRUCTION MANAGEMENT
Post Office Box 459 Truckee, CA 96160
Phone: (530) 550-8144 Fax: (530) 550-9455

DRAWN BY: hmr
DATE: 7/27/16
SCALE: 3/32" = 1'-0"
JOB # Project Number

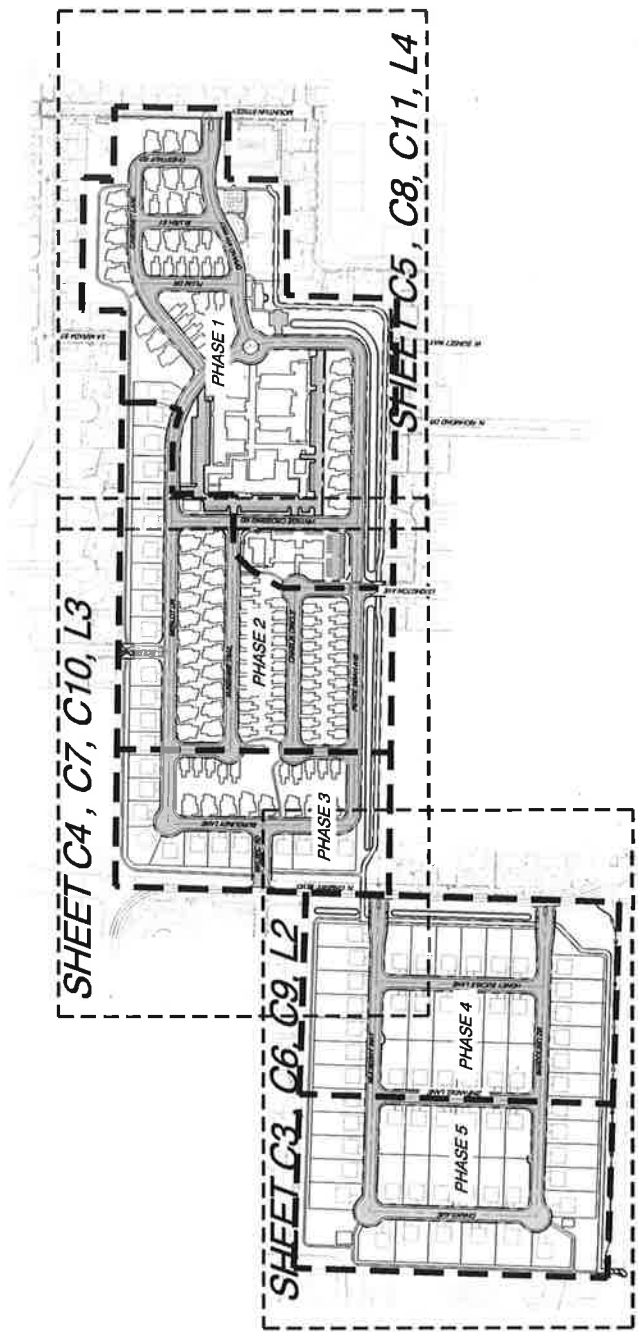
105 SHEET
A0.2

TENTATIVE MAP

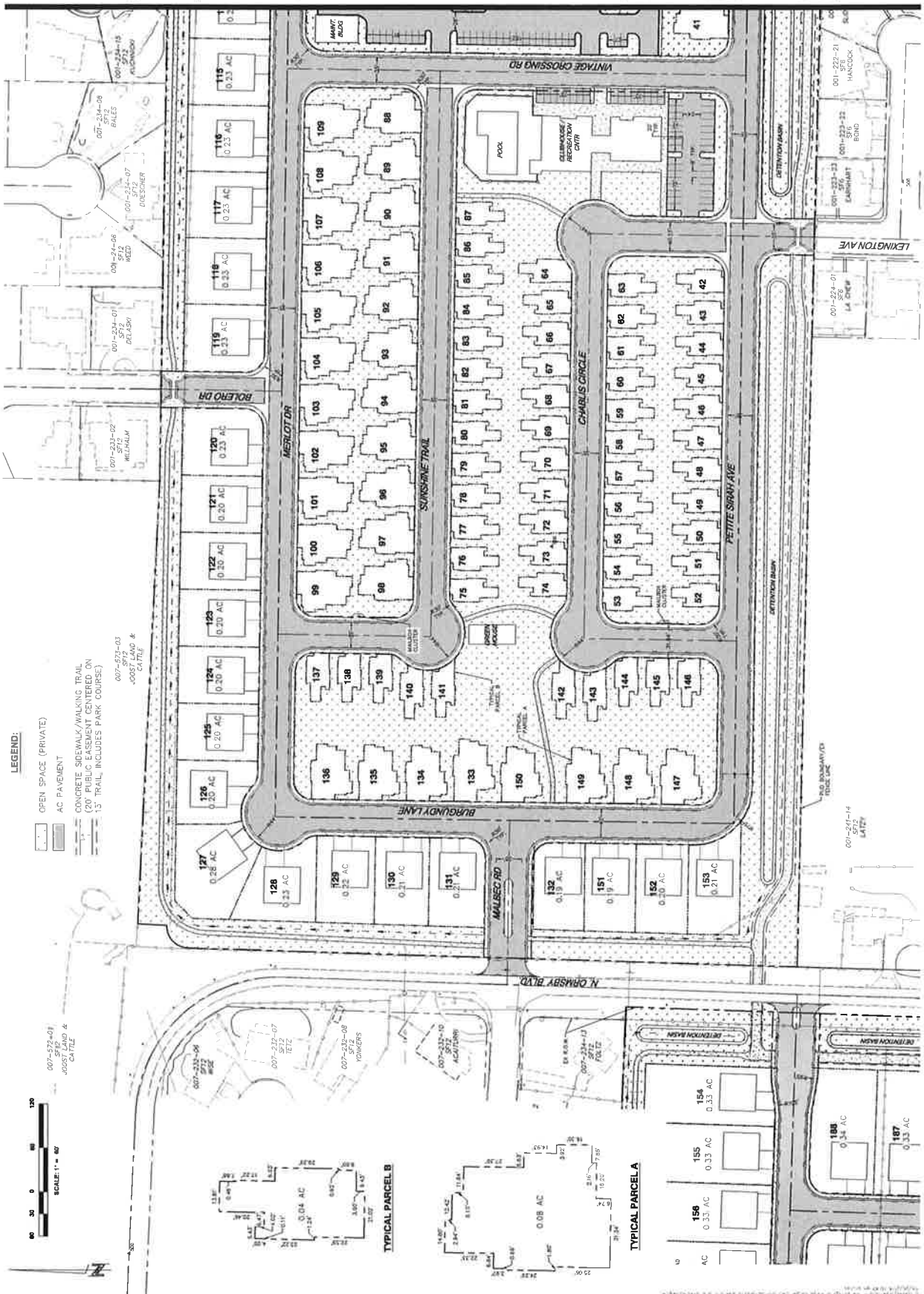
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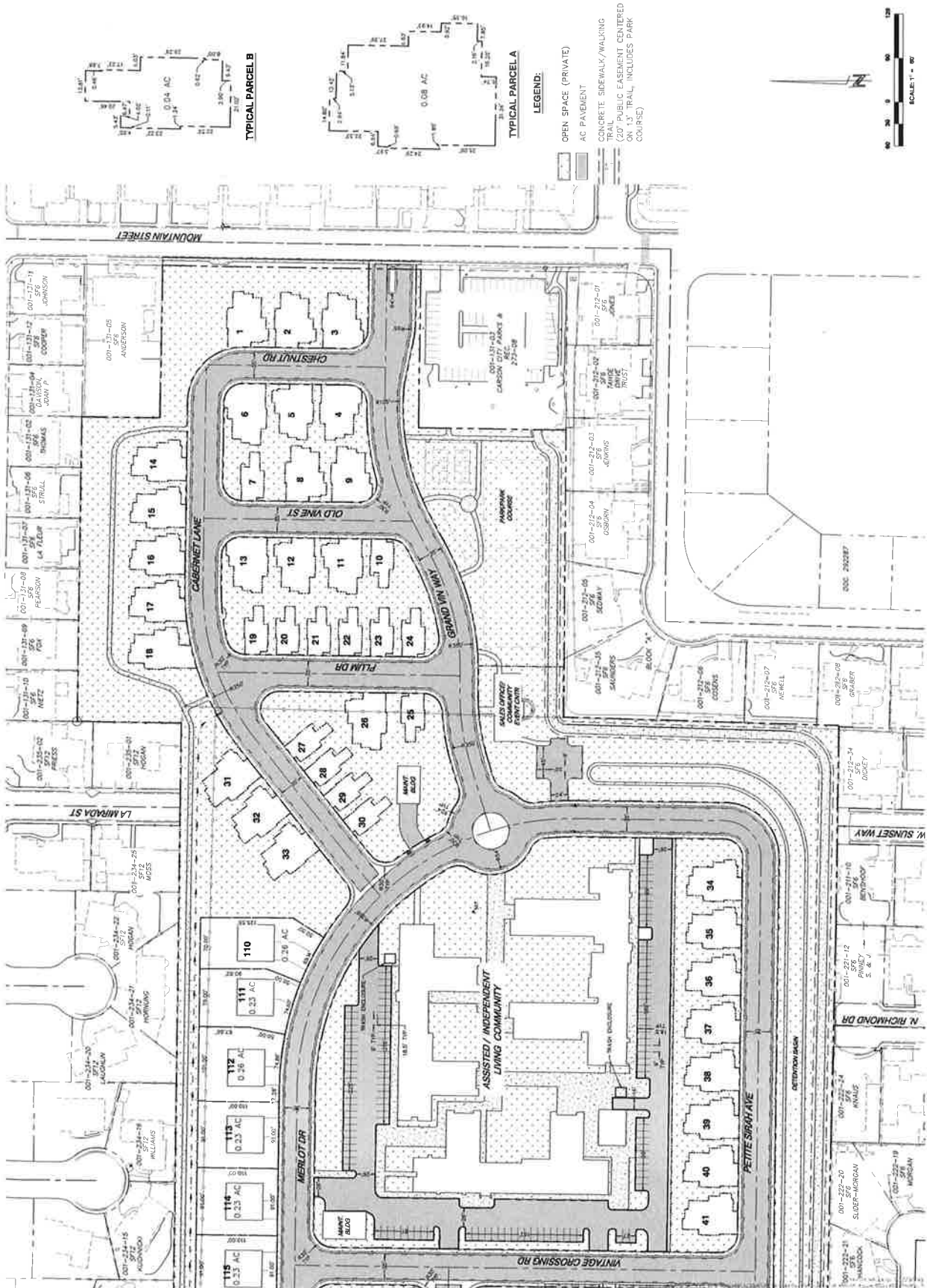
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DATE	AUGUST 2018
DRAWN BY	KLH/CH
DESIGNED BY	KLH
CHECKED BY	KLH
JOB NO.	8847200





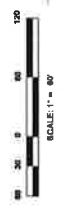
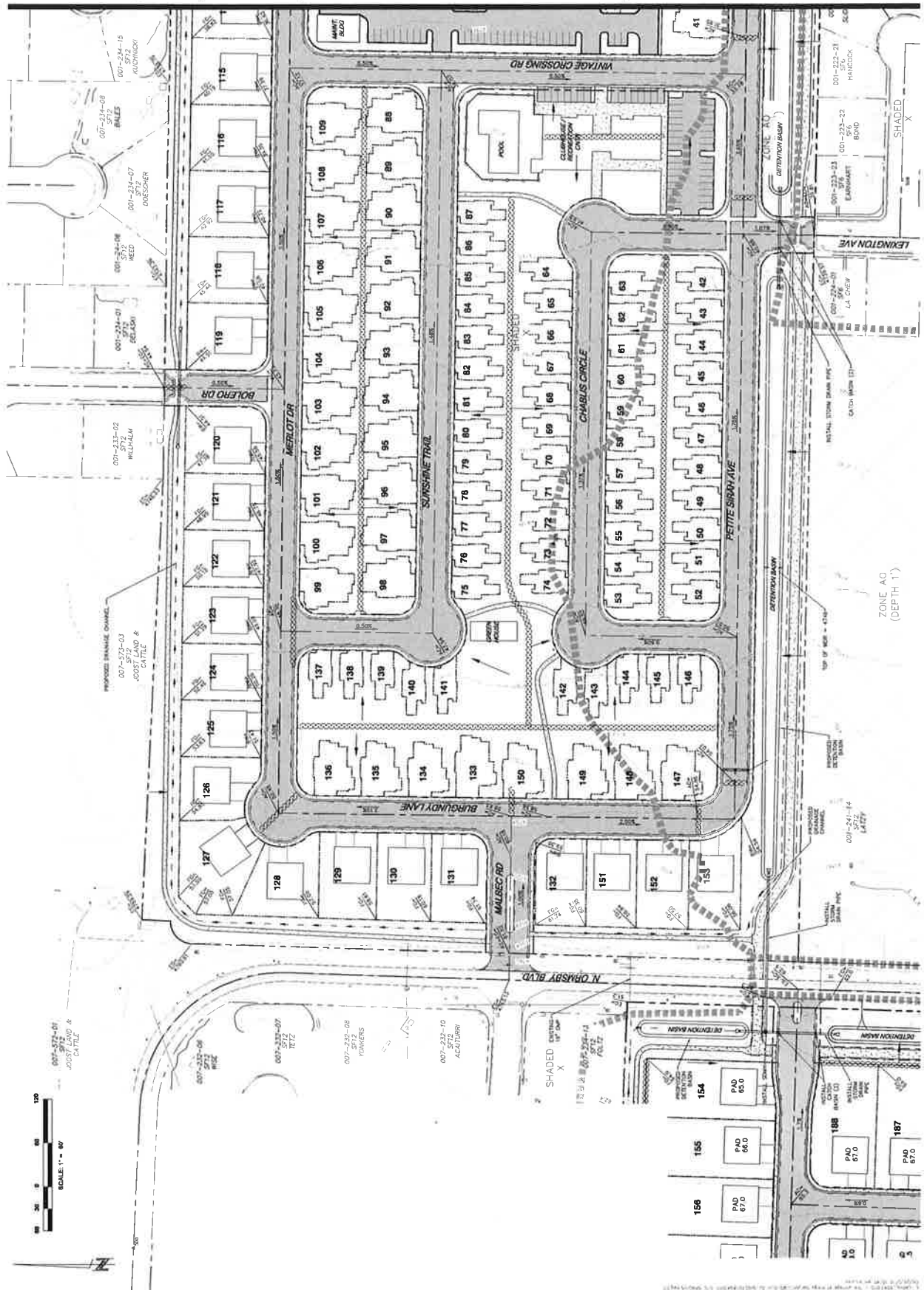


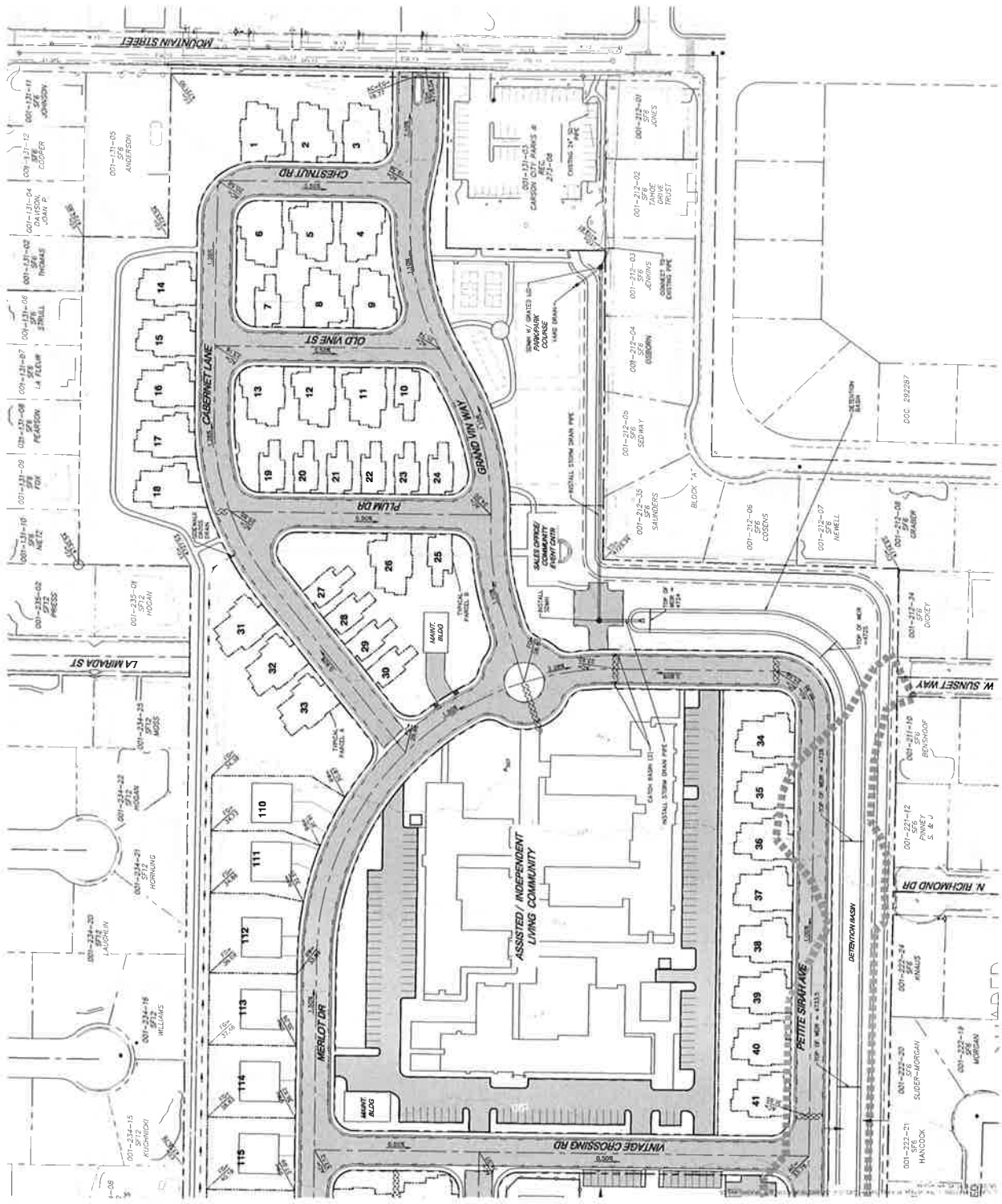


- LEGEND:**
- OPEN SPACE (PRIVATE)
 - AC PAVEMENT
 - CONCRETE SIDEWALK/WALKING
 - 13' PUBLIC EASEMENT CENTERED ON 13' TRAIL INCLUDES PARK COURSE



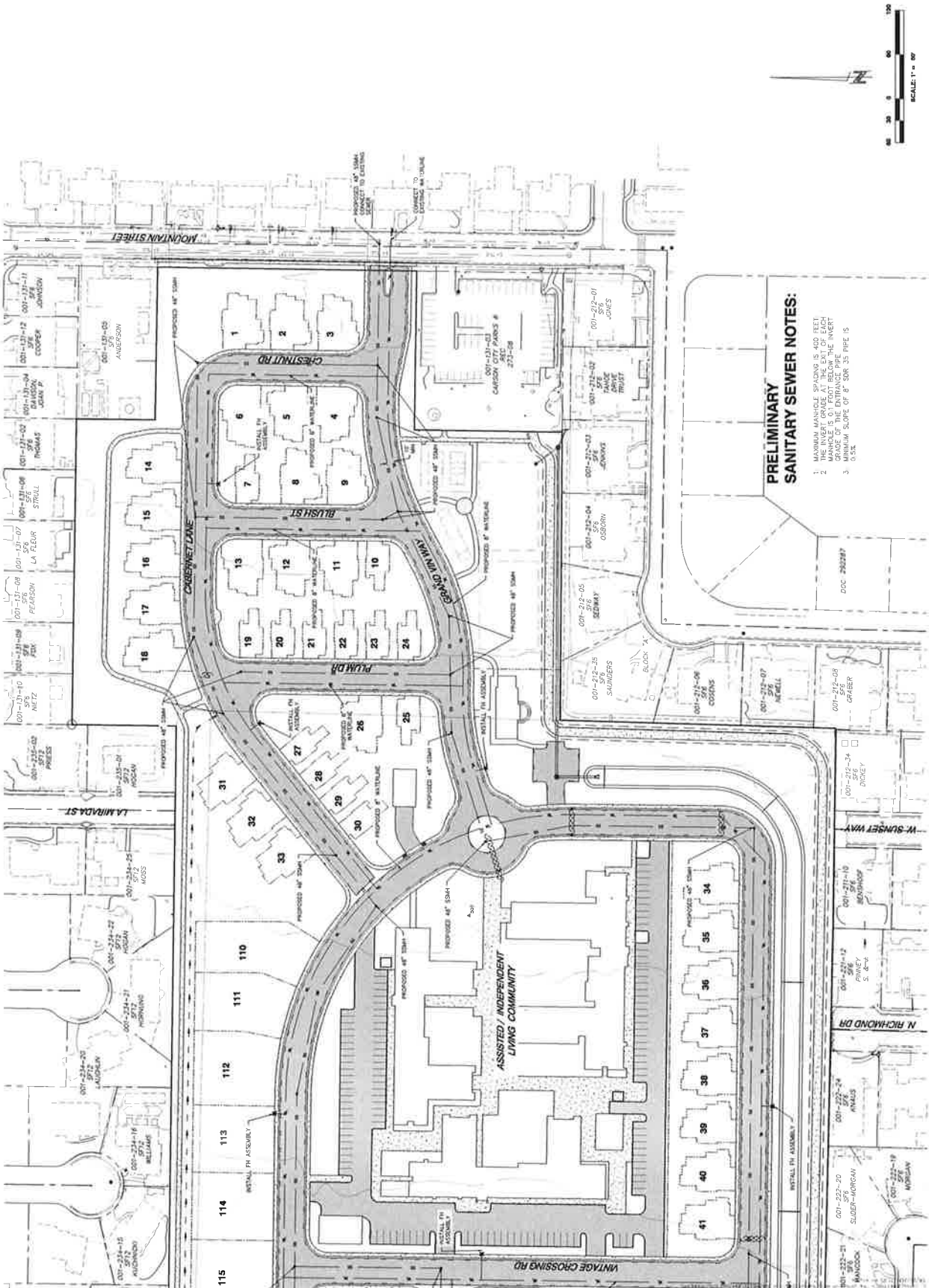












TYPICAL FENCE EXAMPLES:

(FINAL DESIGN MAY VARY SLIGHTLY)



6 FT. MT. METAL FENCE WITH PILASTERS



6 FT. PERIMETER METAL FENCE



SPLIT CEDAR FENCE - 2-RAIL



VINEYARD-YEAR 4 GROW-IN

LANDSCAPE PLANT LEGEND:

TREES - SPECIES - 2" CALIPER SIZE

-SMALL

ARJUNIA - RED MAPLE

CELANIA - AMERICAN HORSESHOE

QUERCUS - GOLDEN RAIN TREE

PRUNUS - SHADY - GROUNDHILL

-MEDIUM

ARJUNIA - RED MAPLE

CELANIA - AMERICAN HORSESHOE

QUERCUS - GOLDEN RAIN TREE

PRUNUS - SHADY - GROUNDHILL

-LARGE

ARJUNIA - RED MAPLE

CELANIA - AMERICAN HORSESHOE

QUERCUS - GOLDEN RAIN TREE

PRUNUS - SHADY - GROUNDHILL

TREES - EVERGREEN - 6 FT. TO 10 FT. TALL SIZE

PRUNUS - SHADY - GROUNDHILL

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LANDSCAPE CALCULATIONS:

TOTAL LAND AREA - 128.42 ACRES (PER ASSESSOR RECORDS)

APPROX. DEVELOPED LAND AREA - 79.4 ACRES

PROPOSED OPEN SPACE & TRAIL SYSTEM - 28.4 ACRES

PERVIOUS LANDSCAPED AREA - 28.6 ACRES (33.5% OF DEVELOPED AREA, >20%)

DIVISION 3 - LANDSCAPE REQUIREMENTS

REQUIRED: REQUIRED - 20% OF 79.4 ACRES, OR 15.9 ACRES - 682,504 SF/400 SF OF REQUIRED, OR 1,732 TREES

SHRUBS REQUIRED - 1,732 X 6, OR 10,392 SHRUBS

PARKING STALLS SHOWN - 180

TREES PER STALL - 180 STALLS/10, OR 18 TREES

MAX. FRONT YARD LANDSCAPE, NOT TO EXCEED 25% OF REQUIRED, OR 19,855 AC (864,866 SF)

MAX. LAWN AREA 25% OR 4 AC (174,240 SF), ON LESS THAN 4:1 SLOPES

PROVIDED: TREES PROVIDED: 1,732 TREES (MIX OF DEODOROUS & EVERGREEN, WITH 18 SHADE TREES IN PARKING AREAS)

SHRUBS PROVIDED: NO LESS THAN 10,392

LAWN PROVIDED: 4 AC (174,240 SF) ADJACENT TO MOUNTAIN STREET TRAILHEAD (SEE SHEET L4)

FRONT YARD LANDSCAPE - 51 AC (108,482 SF)

LAWN AREA: AC 2.1 AC (88,559 SF); 8% OF LANDSCAPE PROVIDED

PRELIMINARY LANDSCAPE PLAN NOTES:

1. ALL LANDSCAPING SHALL AESTHETICALLY ENHANCE AND BE COMPATIBLE WITH THE SITE, AND CONFORM TO CARSON CITY DIVISION 3 LANDSCAPE REQUIREMENTS

2. COMMON AREA LANDSCAPING TO BE IRRIGATED WITH A SEPARATELY METERED AUTOMATIC IRRIGATION SYSTEM

3. COMMON AREA STREET FRONTS AT MOUNTAIN STREET & NORTH GRUBBY BLVD. TO BE IRRIGATED WITH SEPARATELY METERED AUTOMATIC IRRIGATION SYSTEMS

4. IRRIGATION POINTS OF CONNECTION(S) TO BE DESIGNATED IN FINAL LANDSCAPE PLAN(S) AND MAP UTILITY PLAN(S), AND BASED ON FUTURE PROJECT PHASING

5. INTERNAL STREET FRONTAGE TREES TO BE INDIVIDUALLY IRRIGATED BY THEIR RESPECTIVE UNITS

6. BIKE & TRAIL PATH DESIGN & CONSTRUCTION SHALL BE IN ACCORDANCE WITH CARSON CITY DEVELOPMENT STANDARDS

7. NO STRUCTURES EXCEPT FENCING SHALL BE LOCATED WITHIN 20 FEET OF AN ADJACENT PERIPHERAL PROPERTY BOUNDARY

8. RECREATIONAL PARK LAND & TRAILS TO BE OWNED & MAINTAINED BY PROPOSED PUD HOA, OR AS DESIGNATED IN PRELIMINARY PUD APPLICATION

9. FINAL TREE SELECTION SHALL CONFORM TO CARSON CITY APPROVED TREE LIST FOR COMMERCIAL PROJECTS

10. AREAS NOT DESIGNATED AS LAWN/TURF SHALL RECEIVE A MINIMUM OF 3" OF ORGANIC MULCH (WITH NO WEED BARRIER) OR ROCK MULCH (WITH WEED BARRIER)

11. ALL NEW LANDSCAPING TO BE MAINTAINED BY THE PROPERTY OWNER, OR THEIR DESIGNATED HOA/LANDSCAPE MAINTENANCE DISTRICT, AND ACKNOWLEDGED BY SAME

LANDSCAPE PLANT LEGEND:

TREES - SPECIES - 2" CALIPER SIZE

-SMALL

ARJUNIA - RED MAPLE

CELANIA - AMERICAN HORSESHOE

QUERCUS - GOLDEN RAIN TREE

PRUNUS - SHADY - GROUNDHILL

-MEDIUM

ARJUNIA - RED MAPLE

CELANIA - AMERICAN HORSESHOE

QUERCUS - GOLDEN RAIN TREE

PRUNUS - SHADY - GROUNDHILL

-LARGE

ARJUNIA - RED MAPLE

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QUERCUS - GOLDEN RAIN TREE

PRUNUS - SHADY - GROUNDHILL

TREES - EVERGREEN - 6 FT. TO 10 FT. TALL SIZE

PRUNUS - SHADY - GROUNDHILL

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LANDSCAPE PLANT LEGEND:

TREES - SPECIES - 2" CALIPER SIZE

-SMALL

ARJUNIA - RED MAPLE

CELANIA - AMERICAN HORSESHOE

QUERCUS - GOLDEN RAIN TREE

PRUNUS - SHADY - GROUNDHILL

-MEDIUM

ARJUNIA - RED MAPLE

CELANIA - AMERICAN HORSESHOE

QUERCUS - GOLDEN RAIN TREE

PRUNUS - SHADY - GROUNDHILL

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CELANIA - AMERICAN HORSESHOE

QUERCUS - GOLDEN RAIN TREE

PRUNUS - SHADY - GROUNDHILL

TREES - EVERGREEN - 6 FT. TO 10 FT. TALL SIZE

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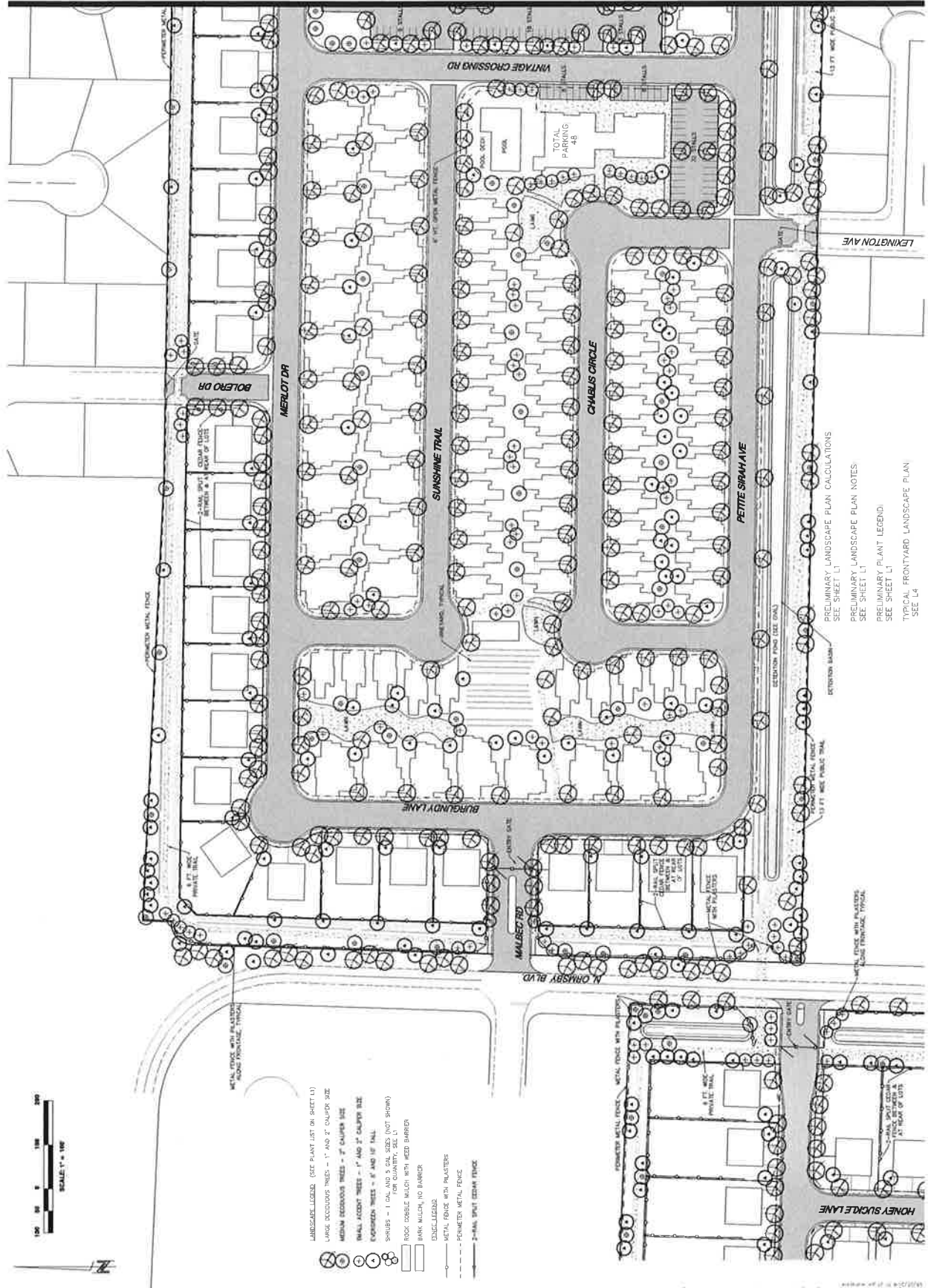
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THE VINTAGE AT KINGS CANYON, LP

DATE: _____
 DRAWN BY: _____
 DESIGNED BY: _____
 CHECKED BY: _____
 JOB NO.: _____





- LANDSCAPE LEGEND (SEE PLANT LIST ON SHEET L1)
- LARGE DECIDUOUS TREES - 1" AND 2" CALIPER SIZE
 - MEDIUM DECIDUOUS TREES - 2" CALIPER SIZE
 - SMALL DECIDUOUS TREES - 4" AND 6" CALIPER SIZE
 - SHRUBS - 1 GAL AND 5 GAL SIZES (NOT SHOWN)
 - POD COBBLE MULCH WITH KEED BARRIER
 - BRICK MULCH, NO BARRIER
 - UNCOLLORED
 - METAL FENCE WITH PLASTER
 - PERIMETER METAL FENCE
 - 2" HAIL SPILT CEDAR FENCE

PRELIMINARY LANDSCAPE PLAN CALCULATIONS
 SEE SHEET L1
 PRELIMINARY LANDSCAPE PLAN NOTES
 SEE SHEET L1
 PRELIMINARY PLANT LEGEND
 SEE SHEET L1
 TYPICAL FRONTYARD LANDSCAPE PLAN
 SEE L4

