

Mem # 7D

**City of Carson City
Agenda Report**

Date Submitted: December 12, 2006

Agenda Date Requested: December 21, 2006

Time Requested: 20 minutes

To: Mayor and Board of Supervisors

From: Planning Division

Subject Title: Presentation of the Carson City Master Plan Annual Report and recommendations from the Planning Commission regarding the implementation of the Carson City Master Plan. (File MPA-06-212)

Staff Summary: NRS 278.190 states that the Planning Commission shall annually make recommendations to the Board of Supervisors regarding the implementation of the City's Master Plan. The Board of Supervisors may consider these recommendations for setting goals and priorities for the City and various City departments in 2007.

Type of Action Requested:

- Resolution
- Ordinance
- Formal Action/Motion
- Other (Specify) None

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval as submitted by staff on November 29, 2006, by a vote of 6 Ayes and 0 Nays (1 Absent).

Recommended Board Action: No action required..

Explanation for Recommended Board Action: Recommendations for prioritization of Master Plan implementation strategies were reviewed by the Planning Commission during the November Master Plan review cycle in order for the recommendations to be considered by the Board of Supervisors when City goals and priorities are set for 2007. Please refer to the attached memo to the Planning Commission for more explanation.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.02.070 (Master Plan), NRS 278.190.

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: Refer the matter back to Planning Commission for further review.

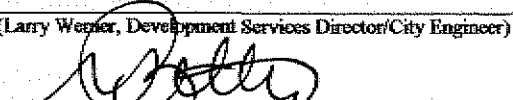
Supporting Material: Planning Commission packet

Prepared By: Donna Fuller, Administrative Services Manager

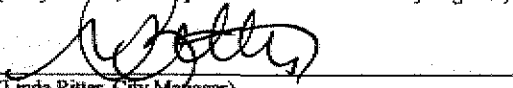
Reviewed By:


(Walter Sullivan, Planning & Community Development Director)

Date: 12-12-06


(Larry Weiser, Development Services Director/City Engineer)

Date: _____


(Linda Ritter, City Manager)

Date: 12-12-06


(Melanie Bruketta, Chief Deputy District Attorney)

Date: 12-12-06

Board Action Taken:

Motion: _____

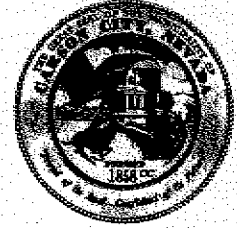
- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

DEVELOPMENT SERVICES DEPARTMENT

CARSON CITY NEVADA
Consolidated Municipality and State Capital



ADMINISTRATION
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Carson City, NV 89701-3498
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TRANSPORTATION
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TO: Planning Commission

FROM: Planning Division *[Signature]*

MEETING DATE: August 30, 2006

SUBJECT: Annual Master Plan report and action to make recommendations to the Board of Supervisors regarding the implementation of the Carson City Master Plan

Recommended Action: "I recommend the Master Plan Action Plan priorities identified by staff to the Board of Supervisors for consideration in establishing City and staff goals for 2007." [As may be modified by the Planning Commission, and including any other recommendations the Planning Commission may wish to make with regards to furthering the purpose of the Master Plan.]

The purpose of this item is to:

1. Update the Planning Commission on Master Plan implementation activities; and
2. Review and make recommendations to the Board of Supervisors on the Master Plan Action Plan and other Master Plan-related matters.

NRS 278.190(1) states:

1. *The [planning] commission shall endeavor to promote public interest in and understanding of the master plan and of official plans and regulations relating thereto. As a means of furthering the purpose of a master plan, the commission shall annually make recommendations to the [board of supervisors].*

This item is included on the November Planning Commission agenda, during one of the four Master Plan review cycles during the year, and will be included each year at the November Commission meeting in order for the Planning Commission to make recommendations to the Board of Supervisors prior to setting City goals and priorities for the next calendar year.

Since this is the first annual review under the newly-adopted Master Plan (it was adopted less than a year ago), the information provided is fairly limited and the discussion will focus primarily on prioritizing Master Plan implementation strategies for the upcoming year. It is anticipated that future annual reviews will include more information on growth, development and other trends, and other information based upon future discussions with the Planning Commission and Board of Supervisors.

To assist the Planning Commission in its review and recommendations, staff has provided two attachments: 1) a draft Planning Division Action Plan to prioritize work over the next year, and 2) current residential development information related to the City's Growth Management program.

Planning Division Action Plan

The Action Plan of the Master Plan (Chapter 9) provides a detailed list of actions that need to be taken to implement the policies identified in the Master Plan. The attached Planning Division Action Plan (Attachment A) includes primarily only those actions that involve the Planning Division. Other departments have responsibilities for other policies that may not be listed. The attached Plan includes:

- Page 2 of the Plan lists the five top priority actions that were identified, with associated implementation actions grouped with them.
- Page 3 of the Plan shows four of the actions recommended by Planning staff for priority during the next year.
- Pages 3 through 5 list other actions, primarily of a regulator nature (i.e. changing codes), of various priorities.
- Page 6 lists actions that are taken on an annual basis.
- Pages 7 through 10 include ongoing action to be considered and taken by staff generally in the review of projects.

Following is an update and discussion on the actions identified for priority over the next year (see pages 2 and 3 of the Planning Division Action Plan).

- Priority Action: Establish Downtown Mixed-Use zoning district
Work with the Economic and Redevelopment Department has begun in this effort and an initial draft of a proposed Downtown Zoning Ordinance is anticipated for public release in January. The Downtown Zoning Ordinance will include revised review processes and design standards, and will be accompanied by a parking management strategy based upon a new parking study and analysis.
- Priority Action: Establish Mixed-Use zoning districts
Staff anticipates work to begin on this in 2007. Projects continue to be submitted to the City for potential development within designated mixed-use areas, so the development of standards is critical. Staff believes that this work will evolve from other code modifications that will be looked at by both the Planning and Engineering Divisions to develop appropriate development standards for subdivision of various densities, sizes and locations (see 2.2a below).
- Priority Action 3.2d—Establish sign controls for the Carson City Freeway corridor
Based on discussion with a Chamber of Commerce sign committee and the Planning Commission at its October 25 meeting, the Planning Commission has recommended retaining the existing Sign Ordinance as it is today (with Special Use Permits required for additional signage), at least until the actual impacts that the freeway may have on sign requests is determined. Note that the Chamber of Commerce sign committee discussions with staff focused primarily on on-premise commercial signs advertising businesses on-site along the freeway. This discussion led to the recommendation that the City should look at alternative signage methods to help identify local businesses and attractions to direct travelers off the highway. While keeping the ordinance the same would prohibit billboards along the freeway, additional discussions may follow regarding off-premise signage along the freeway.

- 2.2a—Remove barriers within existing residential zoning districts to encourage a mix of housing types outside of the PUD process

Planning staff is working with the Engineering Division to identify processes and standards that meet the goals and policies of the Master Plan for a wider variety of housing products. Staff believes that current City standards are strongly geared toward low-density, suburban development and are not well-suited for more urban development (or mixed-use development), for example along commercial corridors. While there still should be a place for suburban-type development, staff recommends a wider range of standards to address a variety of residential development types. Staff anticipates having initial discussions with the Planning Commission on this matter in early 2007.

- 1.4b—Update current cluster practices to minimize density within rural neighborhoods to be more compatible with the existing rural neighborhood

While this is identified as lower "priority 2" item, staff recommends such standards to be incorporated into the proposed modifications noted in 2.2a, above. The intent of this policy is generally to protect the one-acre-plus neighborhoods and is a direct result of public input during the Master Plan update process.

- 6.2a, 9.3b & 9.4a—Develop standards for neighborhood infill and redevelopment; transitions adjacent to rural neighborhoods, etc.

While this is identified as lower "priority 2" item, staff believes that this task should be undertaken in conjunction with or as a result of the modification of the other standards identified in 2.2a, above. With limited property left for development in Carson City, we see many projects that fall into this category of infill—projects that are surrounded by existing development of various densities. Developing comprehensive standards should address many of the issues and concerns expressed during reviews of recent projects.

- Continue to maintain an inventory of historic properties with the City

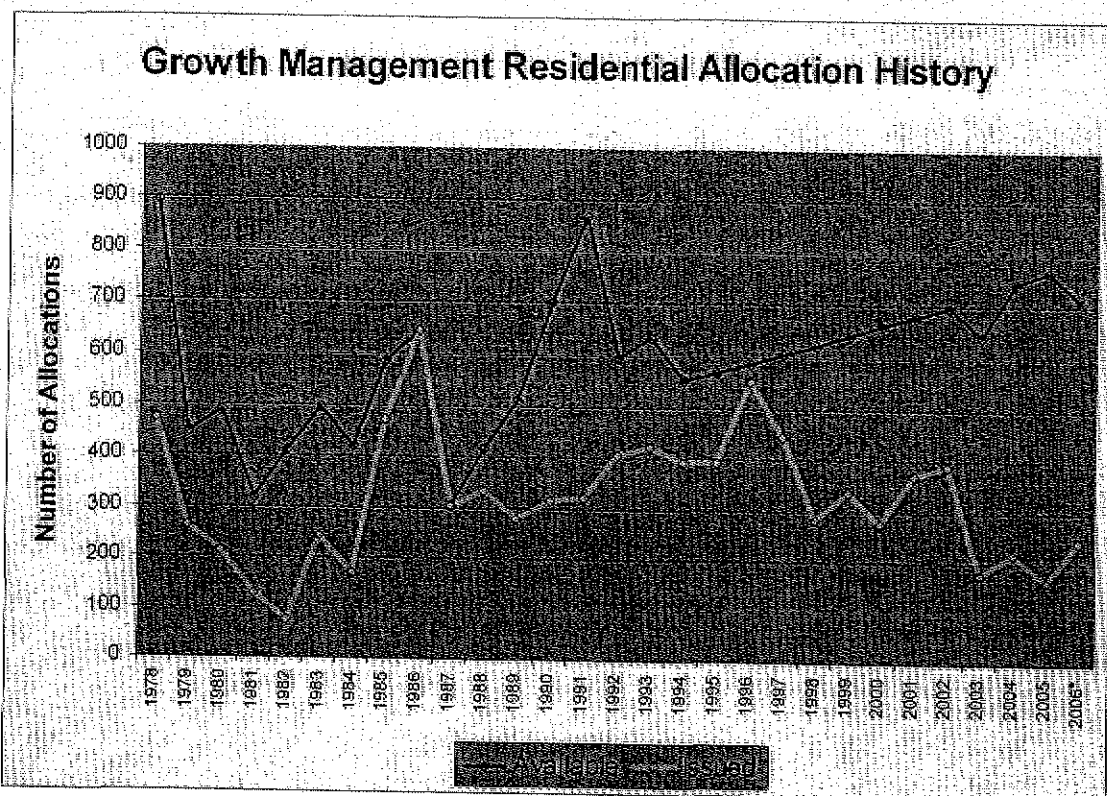
While there is an existing inventory of historic properties, this inventory has not been digitally mapped to be included on zoning maps and other City maps. Staff believes this is an important step in identifying these properties for public information as well as for development-related issues.

Annual Actions and Updates

- 1.1a—Monitor growth trends and conduct periodic reviews of the City's growth capacity to ensure the Master Plan is consistent with the City's Water and Wastewater Master Plans.

The recent Master Plan update was closely coordinated with update work being done on the Water and Wastewater Master Plans and resulted in a Land Use Plan that is within our projected future capacity to serve growth. The City's Growth Management Ordinance was developed to ensure that City water and sewer infrastructure could keep pace with development.

For information purposes, below is a graph showing the historic number of residential unit allocations allowed and issued for each year since 1978. Also attached to this report is a list of potential and approved residential projects that will require future Growth Management allocations (see Attachment B).



* As of November 20, 2006

While the total number of currently approved and potential residential units (a total of approximately 2,400) far exceeds one year's Growth Management allocation (715 for 2007), it is anticipated that these units will be phased over a number of years. Additional projects that continue to be approved will have further impacts on the number of units constructed each year. Staff will continue to monitor these growth trends, particularly during the annual Growth Management review process mid-year.

- 3.1—Ensure that the Master Plan and Land Use Map are consistent with the Carson River Master Plan.

The Carson River Advisory Committee (CRAC) recommended approval of the Comprehensive Master Plan finding that it was consistent with the Carson River Master Plan. Parks and Recreation staff anticipates that the CRAC will review the Carson River Master Plan in 2007 to affirm its goals and policies. Any proposed modifications will come before the Planning Commission.

Carson River Aquatic Trails Plan Update

Parks and Recreation staff is working on an update of the adopted Unified Pathways Master Plan to incorporate the Carson River Aquatic Trails Plan. The Aquatic Trails Plan relates to usage of the Carson River through Carson City and into Lyon County. Staff anticipates that this item will come to the Planning Commission during the next Master Plan Amendment cycle in February. (See attached memo from the Parks and Recreation Department.)

Federal Lands Bill Update

Carson City is in the process of developing a Federal Lands Bill to identify federal lands that may be disposed of for city, public or private use. The draft Lands Bill Map is substantially in compliance with the Master Plan Land Use Map, particularly where

parcels are identified for economic development uses. However, there may be a few Master Plan Amendments required as a result of the Federal Lands Bill. For example, if Silver Saddle Ranch is identified in the Lands Bill for a regional park, the Land Use Map should reflect its use as a park. Staff proposes to wait for the final results of the Lands Bill in Congress prior to recommending any actions regarding the Land Use Map. This may occur up to two years or more in the future.

Conclusion

The recent adoption of the Master Plan has led to a focus on implementation over the next few years with only minor amendments anticipated in the short-term (none identified at this time). The need for major revisions is not anticipated.

Staff recommends that the Planning Commission consider this information, direct staff as to what information might be useful for future Master Plan annual reviews, and make recommendations to the Board of Supervisors.

If you have any questions regarding the Action Plan, please contact Walter Sullivan or Lee Plemel at 887-2180.

Planning Division Action Plan

ACTION PLAN MATRIX

The Planning Division Action Plan Matrix provides a detailed list of the actions needed to be taken by the Planning Division to implement the Action Plan identified in the adopted Master Plan. These include only the actions regarding policies related to Planning. Other actions are required by other city departments and agencies to implement the Master Plan.

The matrix indicates the type of actions that will be required to implement the policies, and the priority of the actions to be initiated as adopted in the Plan. City staff and planning officials will need to update this matrix on an annual basis, or as necessary, to keep the responsibilities and actions current.

The "Action" column lists three possible categories of actions:

R – Regulatory, requiring amendments to the City's development regulations. PD – Policy Decisions, to be implemented during day-to-day policy decisions by staff, Planning Commission, and the Board of Supervisors. PR – Programs, to be implemented by new or ongoing programs needed to carry out the goals of the Plan.

The "Priority" column lists four possible time frames for implementing actions: (1) - Immediate Priority, to be implemented with adoption of the Plan or soon thereafter. (2) - High Priority, to be initiated as soon as possible and completed within one to two years after Plan adoption. (3) - Moderate Priority, to be completed within three to five years after Plan adoption. (O) - Ongoing, are actions that occur continually.

Action Plan Matrix

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	RECOMMENDED TIMEFRAME
PRIORITY ACTIONS				
Establish Downtown Mixed-Use Zoning District.	R	1	Planning	Present - Spring 2007
5.6a—As part of a new mixed-use zoning district for Downtown, establish incentives (e.g., density bonuses, an expanded range of permitted uses, or reduced parking requirements) that complement existing redevelopment tools.	R	1	Redevelopment	
5.6e— Develop a Downtown Parking Strategy that identifies and recommends solutions to short and long-term parking deficiencies, and provides a basis for necessary zoning revisions.	PR	1		
5.4a—Adopt design standards for developments that are adjacent to or highly visible from the State Capitol Complex.	R	2		
Establish interim mixed-use evaluation criteria.	R	1	Planning	Complete
Establish mixed-use zoning districts.	R	1	Planning, Engineering, Building	Begin in 2007
2.1d—Develop standards for mixed-use development to address compatibility issues.	R	1		
9.1b—Establish incentives, such as density bonuses or parking reductions, for the incorporation of higher-density housing within designated activity centers and along major gateway corridors where they may be served by future transit.	R	2		
Develop Capital Improvements Program for Downtown enhancements.	PR	1	Public Works Re/Economic Development	
3.2d—Establish sign controls for the Carson City Freeway corridor.	R	1	Planning	Went to October PC Meeting; continued review pending

STRATEGY/ACTION	TYPICAL ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	RECOMMENDED TIMEFRAME
OTHER ACTIONS				
2.2a—Remove barriers within existing residential zone districts to encourage the incorporation of a mix of housing types outside of the PUD process. (Including review of Engineering standards)	R	1	Planning, Engineering	2007
1.4b—Update current cluster practices to ensure that the resulting density of the clustered development is consistent with the parcel's land use designation, the surrounding development pattern, and the level of roadway improvement which currently exist or will be required to be provided to the site.	R	2	Planning	2007
6.2a—Develop standards for neighborhood infill and redevelopment.	R	2	Planning	2007
9.3b—Establish infill and redevelopment standards to minimize impacts on existing neighborhoods.	R	2	Planning	2007
9.4a—Establish guidelines for the incorporation of higher density residential at the fringe of existing rural neighborhoods, as well as on individual lots within them (although this pattern will be discouraged).	R	2	Planning	2007
10.1c—Continue to maintain an inventory of historic properties within the City. (Map subject properties in GIS.)	PR	O	Planning	2007
V&T SPA 1.4—Prohibit new uses on public lands within the V&T-SPA that would conflict with the V&T and related commercial-tourism in the vicinity, such as uses that generate excessive noise, dust or odors, excluding the continued operation of the landfill.	R	2	Planning	
V&T SPA 1.4—Consider limiting the use of public lands as part of any proposed disposal of the BLM property into Carson City ownership through a federal lands bill.	R	2	Planning	

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	RECOMMENDED TIMEFRAME
5.4a—Adopt design standards for developments that are adjacent to or highly visible from the V&T railroad. Develop specific guidelines and policies for a tourism- focused activity center along Highway 50 East that will serve V&T Railroad visitors.	R	2	Planning	
V&T SPA 1.1—Develop and adopt specific design standards for commercial development and public-use development within the V&T-SPA to protect the scenic quality of the V&T route.	R	2		
V&T SPA 1.2—Rezone the private lands in Carson City along Highway 50 East from General Industrial to a commercial designation consistent with the Master Plan Land Use Map.	R	2	Planning	
3.1b—Establish an Environmental Lands Inventory to guide preservation efforts and to aid in the development review process, and <u>require the identification of Environmentally Sensitive Areas as prior to the development of detailed site plans.</u>	PR R	2	Planning	
1.4c—Require a detailed site analysis for any development at the Urban Interface to identify unique features to be protected.	R	0		
2.2c— Include appropriate standards in the Carson City Municipal code for permitting and construction of attached or detached accessory dwelling units and that allow rental of the units.	R	2	Planning	
3.2b—Review and update lighting regulations as needed to reduce light trespass and glare created by urban development and the lighting of recreational areas, particularly at the Urban Interface and near the WNCC Observatory.	R	2	Planning	
9.2a—Identify public lands, including City-owned properties that would be appropriate for affordable housing development and create a plan for the development of affordable housing.	PR	2	Planning	

STRATEGY/ACTION	TIME OF ACTION	PRIORITY	PRIMARY RESPONSIBLE DEPARTMENT(S)	RECOMMENDED TIMEFRAME
<p>10.1a—Establish financial, building and related incentives for the restoration and rehabilitation of historic structures and facilities.</p>	PR	2	Planning	
<p>V&T SPA 1.3—Identify critical views of the landfill area from V&T route and adjacent commercial areas and mitigate visual impacts by plantings, screening or other methods around the landfill.</p>	PR	2	Planning Public Works	
<p>1.1e—Encourage the use of sustainable building materials and construction techniques, through programs such as the US Green Building Council's LEED (Leadership in Energy Efficiency and Design) program.</p>	PD (R?)	O	Building Planning	
<p>1.1f—Encourage the incorporation of site planning and other design techniques that promote solar and wind efficiency in the construction of new homes and non-residential development and the use of new and emerging technologies that lead to increased energy conservation (e.g., maximizes solar exposure to capture energy and speed snow melt during winter months).</p>				
<p>9.2c—Encourage the use of site design techniques for residential development that ensure and promote solar and wind efficiency.</p>	PD, PR (R?)	O	Planning	
<p>9.2b—Create affordable and workforce ownership housing opportunities for households earning 80 percent to 120 percent of median area income.</p>				

ONGOING ANNUAL ACTIONS				
1.1a—Monitor growth trends and conduct periodic reviews of the City's growth capacity to ensure the Master Plan is consistent with the City's Water and Wastewater Master Plan.	PR	○	Planning	Annual MP Review
1.5a—Coordinate with Lyon, Washoe, and Douglas Counties to ensure that applicable Master Plans for each jurisdiction are mutually compatible with the goals and policies of this Master Plan.	PR	○	Planning	Annual MP Review
3.1a—Ensure that the Master Plan and Land Use Map are consistent with the Carson River Master Plan.	PD	○	Planning Parks & Recreation	Annual MP Review
1.1d—Continue to review applications for proposed residential development in accordance with the Carson City 1988 Growth Management Ordinance.	PD	○	Planning	Annual Growth Management
1.2a—Use levels of priority established by the Master Plan to help guide the future allocation of staffing and other resources devoted to infill and redevelopment objectives.	PD	○	Public Works, Planning, Re/Economic Development	Annual Budget

ONGOING ACTIONS					
V&T SPA 4.1—Encourage continued collaboration with Lyon County and Storey County to minimize land use conflicts along the V&T corridor.	P	O		Planning	
1.3a—Continue to coordinate with the BLM to ensure that its Urban Interface Plan is consistent with the Land Use Map.	PR	O		Planning	
1.3b—Continue to coordinate with State and Federal Agencies on the Federal Lands Bill and monitor future land transfer opportunities, particularly within the urbanized area of the City.	PR	O		Planning, Parks & Recreation	
1.5c—Coordinate with regional planning organizations, such as the CAMPO, TRPA, and the TMRPA to ensure that adopted regional plans are mutually compatible with the goals and policies of this Master Plan.	PR	O		Planning	
1.5d—Coordinate with Sierra Pacific Power and Southwest Gas on the location of new power lines and future facilities necessary to serve the community.	PR	O		Planning	
2.1d—Discourage rezoning of properties that create incompatible land uses between adjacent zones, enforce standards for transitions between residential and commercial uses.	PD	O		Planning	
2.3a—Maintain an inventory of potential neighborhood, community, and regional scale retail sites.	PR	O		Redevelopment & Economic Development	
3.2a—Seek opportunities to transfer lands slated for disposal by the BLM or Forest Service into City ownership to preserve important hillside views and update existing cluster development and steep slope provisions as needed.	PR	O		Planning	



<p>3.3b—Ensure new neighborhoods, particularly at the Urban Interface, are designed to minimize the impacts of potential natural disaster events (e.g., provide multiple access points, maintain defensive space in forested areas, and construct homes and outbuildings of fire resistant materials).</p>	<p>PD</p>	<p>○</p>	<p>Planning Engineering</p>
<p>5.1a—Continue to coordinate the City's ongoing planning efforts and Land Use Map with major employers where applicable to ensure compatibility with their facility master plans and expansion efforts.</p>	<p>PR</p>	<p>○</p>	<p>Re-/Economic Development</p>
<p>5.1j—Encourage a citywide housing mix consistent with the labor force and non-labor force populations of the City.</p>	<p>PR</p>	<p>○</p>	<p>Planning</p>
<p>5.3c—Use technology to increase information available to residents and businesses regarding growth patterns, economic conditions, development activity and other elements of the competitive landscape.</p>	<p>PR</p>	<p>○</p>	<p>Re-/Economic Development</p>
<p>5.3a—Encourage the incorporation of home-based occupations and live/work units.</p>	<p>PR</p>	<p>○</p>	<p>Planning</p>
<p>5.3b—Encourage low cost, easily accessible, state-of-the-art telecommunications and other technology services throughout the City.</p>	<p>PR</p>	<p>○</p>	<p>Planning Public Works</p>
<p>5.7b—Maintain land-use policies and permitting procedures that are understandable, predictable and can be accomplished within reasonable time periods.</p>	<p>PR</p>	<p>○</p>	<p>Planning</p>
<p>5.7d—Provide planning flexibility that can be responsive to unforeseen or changing economic conditions and community needs within the context of the Master Plan.</p>	<p>PR</p>	<p>○</p>	<p>Planning</p>
<p>6.1a—Require the use of durable, long-lasting building materials for all new development.</p>	<p>R</p>	<p>○</p>	<p>Planning</p>
<p>6.1b—Promote variety and visual interest in the design of new neighborhoods through the incorporation of varied lot sizes, building styles and colors, garage orientation, and other features.</p>	<p>PD</p>	<p>○</p>	<p>Planning</p>

<p>6.1c—Promote variety and visual interest in the design of new development through the incorporation of well-articulated building facades, clearly defined entrances and pedestrian connections, landscaping, and other features as consistent with the City's Development Standards.</p>	<p>R</p>	<p>O</p>	<p>Planning</p>	
<p>8.1b—Ensure that new development is consistent with the height and scale of development defined within the Downtown Character Areas as set forth in Chapter 6 of the Master Plan.</p>	<p>R</p>	<p>O</p>	<p>Planning</p>	
<p>9.2c—Encourage the development of new energy efficient housing and retrofiting for existing housing stock for energy efficiency to lower average monthly housing costs</p>	<p>PD</p>	<p>O</p>	<p>Planning</p>	
<p>9.2c—Encourage the use of site design techniques for residential development that ensure and promote solar and wind efficiency.</p>	<p>PD</p>	<p>O</p>	<p>Planning</p>	
<p>9.2c—Ensure the economical and efficient processing of development applications and building permits to minimize housing development costs.</p>	<p>PD</p>	<p>O</p>	<p>Planning</p>	
<p>9.2d—Promote local, state and federal programs to encourage rehabilitation of existing housing stock and preservation of neighborhoods to ensure continued availability of affordable housing units.</p>	<p>PD, PR</p>	<p>O</p>	<p>Planning</p>	
<p>9.2e—Enforce appropriate standards for safe and decent affordable housing in Carson City, such as length of stay limits for recreational vehicle parks and motels.</p>	<p>R,PD</p>	<p>O</p>	<p>Code Enforcement Planning</p>	
<p>9.2f—Encourage and support efforts to create more affordable housing on a regional basis.</p>	<p>PD</p>	<p>O</p>	<p>Planning</p>	
<p>10.1b—Continue to review rehabilitation and renovation proposals for compliance with adopted guidelines.</p>	<p>PD</p>	<p>O</p>	<p>Planning</p>	

<p>10.1c—Continue to maintain an inventory of historic properties within the City.</p>	<p>PR</p>	<p>○</p>	<p>Planning</p>	
<p>11.2a—Conduct periodic updates to the City's transportation model based on future development projections to ensure the feasibility of development patterns portrayed on the Land Use Map.</p>	<p>PD</p>	<p>○</p>	<p>Planning Transportation</p>	
<p>11.2b—Coordinate the review of development proposals with local transit providers and the Regional Transportation Commission as appropriate to respond to existing/planned transit service.</p>	<p>PR</p>	<p>○</p>	<p>Planning Transportation</p>	
<p>11.2c—Seek opportunities to enhance the City's north/south arterial and collector street network in conjunction with future development (as consistent with the Transportation Plan) to improve connectivity and support broader transit service.</p>	<p>PD</p>	<p>○</p>	<p>Planning Transportation</p>	
<p>12.1a—Provide multi-use paths where necessary as identified on the Unified Pathways Master Plan map.</p>	<p>PD</p>	<p>○</p>	<p>Planning, Transportation Parks & Recreation</p>	
<p>12.1b—Implement the Unified Pathways Master Plan as adopted to promote the shared use of pathway corridors and increased access for persons with disabilities.</p>	<p>PD</p>	<p>○</p>	<p>Planning, Transportation Parks & Recreation</p>	
<p>12.1c—Continue to require future development to construct on-site sidewalks and connections to adjacent pedestrian systems as needed and coordinate the dedication of R.O.W. for planned pathway connections at the time of development.</p>	<p>PD,R</p>	<p>○</p>	<p>Planning Engineering</p>	

Projects Impacted by Carson City Growth Management Allocations

Conceptual Residential Review

Corresponding Map Number	File Number	Name of Project	Number of Lots	Review Date
C1	CPUD-05-108	Landry Project	35 lots	07/2005
C2	CSM-06-054	Lehman Properties	24 lots	05/2006
C3	CSM-06-019	Mills Landing (formerly Millennium II)	94 lots	05/2006 11/2006 PC app. 11/06
C4	To Be determined	Nye Lane project	153 lots	future date
C5	CSM-05-233 CSM-06-158	Summer Hawk Summer Hawk (revised)	201 lots	12/2005 08/2006 PC app. 11/06
	Total lots		507 lots	

Tentative Map Approval

Corresponding Map Number	File Number	Name of Project	Number of Lots	Review Date
T1	TPUD-06-146	Clearview Ridge	73	BOS approval 09/2006
T2	TSM-06-168	Combs Canyon	23	BOS approval 09/2006
T3	TPUD-05-229	Corte Reale	12 lots	BOS approval 02/2006
T4	TPUD-05-191	Eagle Village	36 lots	BOS Approval 01/2006
T5	TPUD-06-143	Newport Village	43 lots	BOS approval 09/2006
T6	TSM-05-144	Schultz Ranch Development	521 lots	BOS Approval 10/2005
	Total Lots		708 lots	

Major Project Reviews Multi Family

Corresponding Map Number	File Number	Name of Project	Number of units	Review Date
M1	MPR-06-005	Brown St Apts	57 units	01/2006
M2	MPR-06-095	Brown Street Townhomes	40 units	06/2006
M3	MPR-06-057	Heather Glen Apts	28 units	05/2006
M4	MPR-06-048	Lepire Drive Apts	8 units	04/2006
M5	MPR-05-170	Seasons II	42 units	09/2005
M6	MPR-06-034	Vintage Senior	250 units	03/2006
M7	MPR-06-012	5 th Street Apts	16 units	02/2006
	Total units		441 units	

Previously Approved Remaining Subdivision Lots 15+

Corresponding Map Number	File Number	Name of Project	Number of units	Review Date
10	P-93/94-02	Heritage park	77 lots	03/1994
16	S-79-04 S-79-05	Lakeview	36 lots	05/1979
17	P-92/93-01	Long Ranch Estates	15 lots	11/1992
25	PUD 9/78	Riverview	15 lots	10/1978
28	P-93/94-01	Silver Oak	600+ lots	10/1993
	Total lots		743 lots	

Total of all units/lots= 2,405

PROJECTS IMPACTED BY CARSON CITY GROWTH MANAGEMENT ALLOCATIONS

SUBDIVISION/PUD BUILDABLE LOTS

(Names in purple have 15+ buildable lots remaining)

1. Bonanza Heights
2. Caballeros Acres
38. Carmine Street
3. College Park Village
4. Cottonwood Court
5. Doubletree PUD
6. Empire Ranch Estates
7. Garson Manor
8. Goni Canyon Estates
9. Governor's Square
10. Heritage Park at Quail Run
11. Hidden Meadows
12. Highland Estates
13. Kerrine Court
14. Kings Meadow
15. Kingston Park
16. Lakeview
17. Long Ranch Estates
18. Manzanita Heights
19. Millennium
20. North Canyon Estates
21. Northridge/Mountain Park
22. Rasser Place
23. River Knolls
24. River Ridge
25. Riverview
26. Root Street South
27. Sierra View
28. Silver Oak
29. Sky Ridge
30. Smoke Tree West
31. South Point
32. South Valley Estates
33. Spring Meadows
34. Sundance Ridge
35. Timberline
36. Valley Vista
37. Wellington Crescent

Major Project Reviews for Multi-Family

- M1 Brown St. Apts.
- M2 Brown St. Townhomes
- M3 Heather Glen Apts.
- M4 Leprie Dr. Apts.
- M5 Seasons II
- M6 Vintage Senior
- M7 5th St. Apts.

Tentative Map Approval

- T1 Clearview Ridge
- T2 Combs Canyon
- T3 Corto Reale
- T4 Eagle Village
- T5 Newport Village
- T6 Schuiz Ranch Development
- T7 West Knoll (Curry Village)

Conceptual Residential Review

- C1 Landry Project
- C2 Lehman Properties
- C3 Mills Landing (Millennium II)
- C4 Nye Lane Project
- C5 Summer Hawk

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Revised 11/07/06

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