

## STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF APRIL 25, 2018

FILE NO: SUP-17-035-02

AGENDA ITEM: E-1

STAFF CONTACT: Hope Sullivan, Planning Manager

**AGENDA TITLE: SUP-17-035-02** For Possible Action: To consider a request to amend Special Use Permit SUP-17-035 for a 300 unit multi-family project by adding a 3.09 acre parcel to the project site and adding 70 multi-family apartment units so as to yield a total of 370 units on property split zoned Multi-Family Apartment (MFA) and General Commercial (GC), located at 400 West Clearview Drive and 3700 South Curry Street, APNs 009-151-61, and -62.

**STAFF SUMMARY:** At its meeting of April 26, 2017, the Planning Commission approved a Special Use Permit for a 300 unit multi-family apartment complex on a 19.01 acre site. The applicant is seeking to modify the Special Use Permit by adding a 3.09 acre site located at the northwest corner of Curry Street and Clearview Drive, and adding an additional 70 multi-family apartment units. Access to the site is proposed from Curry Street and from Clearview Drive. The project is proposed to include a clubhouse, pool, garages, and parking areas.

**PROPOSED MOTION:** I move to approve SUP-17-035-02, a request to modify SUP-17-035 to allow the expansion of the site to include an adjacent 3.09 acre property, and to increase the number of multi-family apartment units from 300 to 370 on a property split-zoned General Commercial (GC) and Multi-Family Apartment (MFA), based on the ability to make the required findings in the affirmative as stated in the staff report, and subject to the conditions of approval.”

### VICINITY MAP:



**RECOMMENDED CONDITIONS OF APPROVAL:** (*underlining indicates language added to the original conditions of approval.*)

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension of time 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 for conditions of approval 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 considerations.
5. Primary vehicular access on to Voltaire Street shall be moved to Clearview Drive so as to avoid through trips on Voltaire Street. Both access points on Clearview Drive may be full access points as opposed to emergency access only.
6. The buildings parallel to Voltaire Street shall be moved closer to the western property line so as to serve as a buffer between the single family homes to the west and the parking areas.
7. An exhibit demonstrating compliance with the open space requirements, including distinguishing between active areas and passive areas, shall be included in the application for a site improvement permit.
8. The club house and swimming pool must be completed prior to the issuance of a Certificate of Occupancy for the second apartment building.
9. As part of the site improvement permit application, the applicant shall submit a detailed landscape plan demonstrating compliance with both Division 3 and Division 7 of the Development Standards.
10. The project must comply with the 2012 IFC and Northern Nevada Fire Code amendments as adopted by Carson City.
11. The Carson City Hillside Development standards apply. This means that the 2012 International Wildland Urban Interface Code applies as adopted by Carson City.
12. Construction must be Ignition Class 1 per the IWUIC.
13. W. Clearview Drive must be paved minimum 20' wide to the driveway entrance to the project on W. Clearview Drive.
14. BBQ areas may only have natural gas or LPG BBQs. Solid fuel is prohibited.

15. Landscaping and ground cover mulch must meet defensible space standards. Wood mulch is prohibited.
16. Fire sprinklers and fire alarms will be required for the apartment buildings.
17. Knox boxes are required on all sprinklered buildings.
18. Hydrant spacing may need to be modified based on the final location of Fire Department connections.
19. Buildings L, M, N, and O do not show proper number of hydrants or spacing. Spacing must comply with Appendix C of the IFC.
20. All fire access roads must maintain a minimum of 20' clear width.
21. The maximum slope on the fire access roads is 12%.
22. Individual buildings must have their own street address.
23. Apartment Buildings will require oversized building numbers to help emergency responders locate buildings. Additional signage may also be required to identify unit numbers. must have signage with address and unit number posted. Street address minimum size of 5" and apartment number minimum size 3". Final size and signage to be approved by CCFD.
24. If it is desired that the emergency gate on Clearview doesn't allow ingress to the complex, it must have a pavement loop and electric operator to provide automatic opening from the complex out onto Clearview. A knox key switch must be provided for emergency operation.
25. Any vehicle gates must provide 20 foot clear width opening.
26. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards including Division 7 – Hillside Development.
27. All construction and improvements must meet the requirements of Carson City Standard Details.
28. Half-street improvements will be required along Clearview Drive and Voltaire Street along the property frontage and from the property frontage to the intersection of Clearview and Curry, meeting Carson City Standard details for urban streets. These improvements must be to one side of the street, not centered as shown. Improvements along Clearview Drive are to include a 20 foot pavement section with markings for a bike lane, curb and gutter, and a five foot sidewalk. Improvements along Voltaire Street shall include two foot shoulders, and a 26 foot pavement section with markings for a four foot bike lane on each side. Storm water runoff from Voltaire Street shall be directed into a drainage ditch located on the subject property. A private storm water easement shall be created so as to obligate this portion of land to a drainage system, to be privately maintained by the property owner.
29. Per the project Traffic Analysis, the Curry Street / Koontz Lane intersection is to be

improved to include one exclusive left turn lane and one shared through-right turn lane at the west approach, and the Clearview Drive / Project access intersection must be designed to include stop sign control and single ingress and egress lanes at the north approach.

30. Onsite roads, sewer mains, water mains, and storm drain improvements must be privately owned and maintained, and labeled as such on all plans.
31. Per the Carson City Development Standards the project must extend a public water main along Voltaire Street to the end of the right of way.
32. The water main analysis for this project must analyze the capacity of the existing pressure reducing valves in Clearview Drive to ensure sufficient capacity to meet the existing plus proposed demand, and must make improvements to the valve assembly if necessary to meet proposed demand.
33. The Koontz Lane / Project access intersection must maintain a four way stop condition. This intersection must be analyzed for proper site distance.
34. An alternate access easement must be created to replace the access easement created by Document #345836.
35. The parcel must drain to City drainage facilities. The southern portion of the property currently drains towards the parcel to the east.
36. A floodwall or berm is required at the base of Voltaire Canyon Road to divert flood waters to the south. The ditch along the flood wall must be protected from erosion.
37. Stairs will not be allowed in the sidewalks in City right-of-way.
38. Drive aisles in parking areas must meet Carson City Standard Detail for drive isle width.
39. Water mains must have an appropriate backflow preventer located at the property line
40. No portion of the drive aisles may exceed a 12% slope.
41. All retaining walls greater than 4 feet in height must be engineered and meet geotechnical recommendations.
42. The erosion control plan sheet must detail how dust and stormwater erosion will be prevented.
43. Care must be taken to minimize sewer slopes to ensure that maximum velocities are not surpassed.
44. A curved water line is shown in the northwest corner. This must be revised to show straight segments.
45. Water meters should be located as close to the property line as is practicable.
46. A technical drainage study must be re-submitted with the site improvement plans. The technical drainage study must give calculations for sizing of all culverts, storm drains, rip rap, and flood walls.

47. The construction permit plan set must show spillways for all basins, outlets near the bottom of all basins to ensure basin volume is for retention and not detention, basin and slope stabilization including revegetation, and access to detention basins for maintenance.
48. If structures are located within the slope easement along Curry Street, the slope must be properly stabilized and the easement amended to be a privately held easement. The transfer of the easement must be recorded prior to issuance of a site improvement permit.
49. The Unified Pathways Master Plan (UPMP) identifies a “Trailhead with parking” at the corner of Koontz Lane and South Curry Street. This trailhead is intended to provide non-motorized pedestrian access to public lands to the west/southwest of this development. To fulfill this requirement, the applicant will sign and make available for public use five parking stalls in the clubhouse parking lot, or at an alternative portion of the property that is agreeable to the Parks and Recreation Director, and allow the public to use the project’s internal sidewalk system to access Voltaire Canyon Road and the lands to the west/southwest of the development. Public access will be granted by the property owner in perpetuity for the parking lot stalls and the sidewalk system by a public access easement or a similar legal instrument. The applicant will be required to pay for any legal document recording fees. The easement will need to be recorded and the signage installed prior to the issuance of a Certificate of Occupancy on the tenth apartment building.
50. The project’s construction and maintenance costs for the clubhouse parking lot, public access signage, and the sidewalk system will be the sole responsibility of the property owner.
51. The applicant will be required to install appropriate Manual on Uniform Traffic Control Devices (MUTCD) directional signage along Clearview Drive and Voltaire Street to inform the public about the existing Off Highway Vehicles (OHV) trailhead located approximately one-half mile west of the proposed development. The appearance and placement of the signage shall be subject to review and approval of the Parks and Recreation Director. This signage shall be installed prior to a Certificate of Occupancy on the tenth apartment building.
52. The existing bicycle lanes along South Curry Street and Koontz Lane are part of the City’s “on street” bicycle system as identified in the UPMP. In addition, Clearview Drive (east of South Curry Street) is identified as an existing “shared street” bicycle facility. The applicant will be required to protect these bicycle facilities during the project’s construction and repair them, if damaged.
53. Chapter 7 in the UPMP provides the City’s sidewalk policies and implementation strategies for pedestrian connectivity within the development and between the project site and the City’s existing sidewalk system. The design for the project’s internal sidewalk system, including pedestrian cross walks will be approved by Development Engineering and the Parks, Recreation & Open Space Department.
54. The development will be subject to the collection of Residential Construction Tax, per Nevada Revised Statutes and Carson City Municipal Code.
55. The Parks and Recreation Master Plan identifies the need for a neighborhood park in Neighborhoods #8 and #9. With the project providing a variety of recreation amenities for

its residents, the development will not be increasing the need for additional recreation amenities in the adjacent neighborhoods.

56. It will be the applicant's responsibility to maintain all landscaping and irrigation systems within the public road right-of-ways/corridors, including the development's common landscape, open space, natural, and turf areas associated with the proposed development.
57. The applicant will be required to incorporate "best management practices" into their construction documents and specifications to reduce the spread of noxious weeds. Our department is willing to assist the applicant with this aspect of their project.
58. The applicant needs to coordinate half street frontage improvements with Public Works / City Engineering to create bicycle lanes on Clearview Drive, west of South Curry Street. These frontage improvements must provide connectivity from the development of the City's existing sidewalk system and "on-street" bicycle system located on South Curry Street, Koontz Lane, and West Clearview Drive, including connectivity to the properties to the west/southwest of the development.
59. The proposed project plant list needs to be consistent with the City's approved tree species list or other tree species as approved by the City.
60. The project is located in a Wildland Urban Interface (WUI) area. The proposed landscape plan needs to follow the design guidelines and tree/shrub species selection recommendations in the UNR Cooperative Extension's "Choosing the Right Plants."
61. The application will merge the two parcels into a single parcel prior to issuance of a building permit for construction of any apartment buildings.

**LEGAL REQUIREMENTS:** CCMC 18.04.020 (Determination of Districts), CCMC 18.02.080 (Special Use Permits), CCMC 18.04.105 (Multi-Family Apartment (MFA) Residential District), CCMC 18.04.135 (General Commercial (GC)), CCMC 18.08 (Hillside Development)

**MASTER PLAN DESIGNATION:** Mixed Use Commercial (MUC)

**PRESENT ZONING:** Multi-Family Apartment (MFA) and General Commercial (GC)

**KEY ISSUES:** Will the proposed expansion of the Multi-Family Apartment use be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

#### **SURROUNDING ZONING AND LAND USE INFORMATION:**

EAST: General Commercial (GC)/ Vacant

WEST: Multi-Family Apartment (MFA) / Vacant

SOUTH: Retail Commercial (RC) and Single Family One Acre (SF1A) / Commercial and Single Family Residential

NORTH: General Commercial (GC) and Multi-family Apartment (MFA) / Theater

#### **ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: Zone AH (100 year flood plain)

EARTHQUAKE FAULT: Moderate

**SLOPE/DRAINAGE:** Site is considered Hillside

**SITE DEVELOPMENT INFORMATION:**

LOT SIZE (acres): 19.01 acres (original), 3.09 acres (expansion)

NUMBER OF UNITS: 300 (original), 370 (proposed)

PARKING: 510 spaces (1.7 per unit) (original), 629 spaces (1.7 per unit)(proposed)

VARIANCES REQUESTED: None

**PREVIOUS REVIEW:**

At its meeting of March 29, 2017, the Planning Commission approved SUP-17-012 to allow a hotel on a split-zoned property where the use is allowed in only one of the zoning districts, and to allow an increase in the permitted building height. This hotel was on the 3.09 acre property now being considered for the expanded multi-family apartment use.

At its meeting of April 26 2017, the Planning Commission approved SUP-17-035 to allow a 300 unit multi-family residential development on a 19.01 acre property located at the northeast corner of the intersection of Voltaire Canyon Road and Clearview Drive. The property being considered for the expansion is located east of the 19.01 acre parcel.

**DISCUSSION:**

The proposed project is subject to a Special Use Permit because the frontage of the property is zoned General Commercial thus involving residential development in a non-residential zoning district.

The subject property is comprised of the original 19 acre parcel with frontage on South Curry Street, West Clearview Drive, and Voltaire Street, and a 3.09 acre property with frontage on South Curry Street and West Clearview Drive. The property serves as a transitional property between the one acre single family residential to the west and south, and the more intensive commercial development to the north and east.

The applicant proposes to take access from South Curry Street, a designated collector, and Clearview Drive, which is consistent with the original approval. The plans show two points of access on Clearview Drive, with the western access point being an emergency only access point. Staff does not have concerns with both access points on Clearview Drive being full access points, and would recommend that the approval accommodate that flexibility.

Whereas the swimming pool and clubhouse were originally located in the northern portion of the site along South Curry Street, the applicant is now proposing that these amenities be moved to the southern portion of the site along South Curry Street, which is a considerably flatter portion of the site. Instead, a 20 unit apartment building will be located in the original location of the pool and clubhouse. Fifty additional multi-family units are proposed to be located on the 3.09 acre property with the pool and clubhouse.

The applicant is proposing to add 70 units to the approved 300 unit apartment complex. Note there is inconsistency in the application, where the previous approval is sometimes referred to having allowed for 310 multi-family units. It was actually 300 units that were approved. The applicant proposes 15 buildings with twenty dwelling units in each building, and seven buildings with ten dwelling units in each building. The applicant also proposes garage buildings, play areas, and a clubhouse with a swimming pool. The site will be served by 629 parking spaces, or 1.7 spaces per unit. This formula is consistent with the parking requirements for apartments published by the Institute of Transportation Engineers.

The applicant is proposing three-story apartment buildings, with an height of 41 feet. The

building colors are earth tones, and materials include fiber cement board and batten siding with a stone veneer and wrought iron guardrail. The roofing material will be concrete roof tile.

The vacant land to the north and west of the overall site provides for a recreational trail system. Trailhead parking currently exists on the subject property, near the intersection of Koontz Lane and South Curry Street. Given that this parking area will be removed as part of the development, the applicant has agreed to accommodate trailhead parking on site, and allow access through the apartment complex to trail users. Additionally, there is an existing trailhead on Voltaire Street. The applicant has agreed to erect signage along its frontage on Clearview Drive. to direct users to that trail head.

**PUBLIC COMMENTS:** Public notices were mailed to 41 property owners within 600 feet of the subject site (minimum distance required 600 feet) on April 5, 2018. As of the writing of this report, no comments in support or 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 on April 25, 2018, depending on the date of submission of the comments to the Planning Division.

**OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:**

Plans were routed to various City agencies, and the following comments regarding the proposed amendment were received.

**Fire Department**

1. The project must comply with the 2012 IFC and Northern Nevada Fire Code amendments as adopted by Carson City.
2. The Carson City Hillside Development standards apply. This means that the 2012 International Wildland Urban Interface Code applies as adopted by Carson City.
3. Construction must be Ignition Class 1 per the IWUIC.
4. W. Clearview Drive must be paved minimum 20' wide to the driveway entrance to the project on W. Clearview Drive.
5. BBQ areas may only have natural gas or LPG BBQs. Solid fuel is prohibited.
6. Landscaping and ground cover mulch must meet defensible space standards. Wood mulch is prohibited.
7. Knox boxes are required on all sprinklered buildings.
8. Hydrant spacing may need to be modified based on the final location of FDCs.
9. All fire access roads must maintain a minimum of 20' clear width.
10. The maximum slope on the fire access roads is 12%.
11. Individual buildings must have their own street address.
12. Apartment buildings will require oversized building numbers to help emergency responders locate buildings. Additional signage may also be required to identify unit numbers. Final size and sign to be approved by CCFD.

13. If it is desired that the emergency gate on Clearview doesn't allow ingress to the complex, it must have a pavement loop and electric operator to provide automatic opening from the complex out onto Clearview. A knox key switch must be provided for emergency operation.
14. Any vehicle gates must provide 20 foot clear width opening.

## **Engineering Department**

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

1. In addition to the street improvements required with the original approval, half-street improvements will be required along the new Clearview Drive frontage, meeting Carson City Standard details for urban streets. This will include bike paths, curb, gutter, and sidewalk along Clearview.
2. The water main analysis for this project must analyze the capacity of the existing pressure reducing valves in Clearview Drive to ensure sufficient capacity to meet the existing plus proposed demand, and must make improvements to the valve assembly if necessary to meet proposed demand.
3. The following recommended improvements from the traffic impact analysis must be constructed:
  - o The Curry Street/Koontz Lane intersection must be improved to include one exclusive left turn lane and one shared through-right turn lane at the west approach.
    - o The Clearview Drive/Project Access intersection must be designed to include stop sign control and single ingress and egress lanes at the north approach.
4. The Koontz Lane/Project Access intersection must maintain a 4-way stop condition. This intersection must be analyzed for proper site distance.

### **CCMC 18.02.080 (2a) - Adequate Plans**

The information submitted by the applicant is adequate for this analysis.

### **CCMC 18.02.080 (5a) - Master Plan**

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

### **CCMC 18.02.080 (5c) - Traffic/Pedestrians**

The proposed improvements will meet requirements for traffic or pedestrian facilities with the proposed conditions of approval.

### **CCMC 18.02.080 (5d) - Public Services**

Existing facilities appear to be adequate for this project with the proposed conditions of approval.

## **Parks Department**

1. The Unified Pathways Master Plan (UPMP) identifies a "Trailhead with parking" at the corner of Koontz Lane and South Curry Street. This trailhead is intended to provide non-motorized pedestrian access to public lands to the west/southwest of this development. To fulfill this requirement, the applicant will sign and make available for public use five parking stalls in the clubhouse parking lot, as located in the Phase 2

design concept and allow the public to use the project's internal sidewalk system to access Voltaire Canyon Road and the lands to the west/southwest of the development. Public access will be granted by the property owner in perpetuity for the parking lot stalls and the development's sidewalk system by a public access easement or a similar legal instrument. The applicant will be required to pay for any legal document recording fees. The easement will need to be recorded and the signage installed prior to the issuance of a Certificate of Occupancy on the tenth apartment building.

2. The project's construction and maintenance costs for the clubhouse parking lot, public access signage, and the sidewalk system will be the sole responsibility of the property owner.
3. The applicant will be required to install appropriate Manual on Uniform Traffic Control Devices (MUTCD) directional signage along Clearview Drive and Voltaire Street to inform the public about the existing Off Highway Vehicles (OHV) trailhead located approximately one-half mile west of the proposed development. The appearance and placement of the signage shall be subject to review and approval of the Parks, Recreation & Open Space Director. The signage shall be installed prior to a Certificate of Occupancy on the tenth apartment building.
4. The existing bicycle lanes along South Curry Street and Koontz Lane are part of the City's "on street" bicycle system as identified in the UPMP. In addition, West Clearview Drive (east of South Curry Street) is identified as an existing "shared street" bicycle facility. The applicant will be required to protect these bicycle facilities during the project's construction and repair them, if damaged.
5. Chapter 7 in the UPMP provides the City's sidewalk policies and implementation strategies for pedestrian connectivity within the development and between the project site and the City's existing sidewalk system. The design for the project's internal sidewalk system, including pedestrian cross walks will be approved by Development Engineering and the Parks, Recreation & Open Space Department.
6. The applicant needs to coordinate half street frontage improvements with Public Works/City Engineering to create bicycle lanes on Clearview Drive (west of South Curry Street). These frontage improvements must provide connectivity from the development to the City's existing sidewalk system and "on-street" bicycle system located on South Curry Street, Koontz Lane, and West Clearview Drive, including connectivity to the properties to the west/southwest of the development.
7. The development will be subject to the collection of Residential Construction Tax, per Nevada Revised Statutes and Carson City Municipal Code (CCMC 15.60).
8. The Parks and Recreation Master Plan identifies the need for a neighborhood park in Neighborhoods #8 and #9. With the project providing a variety of recreation amenities for its residents, the development will not be increasing the need for additional recreation amenities in the adjacent neighborhoods.
9. It will be the applicant's responsibility to maintain all landscaping and irrigation systems within the public road right-of-ways/corridors, including the development's common landscape, open space, natural, and turf areas associated with the proposed development.
10. The applicant will be required to incorporate "best management practices" into their

construction documents and specifications to reduce the spread of noxious weeds. The Parks, Recreation & Open Space Department is willing to assist the applicant with this aspect of their project.

11. The proposed project plant list needs to be consistent with the City's approved tree species list or other tree species as approved by the City.
12. The project is located in a Wildland Urban Interface (WUI) area and the proposed landscape plan needs to follow the design guidelines and tree/shrub species selection recommendations in the UNR Cooperative Extension's "Choosing The Right Plants."

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

**1. *Will be consistent with the objectives of the Master Plan elements.***

The requested development is consistent with the concept of a Compact and Efficient Pattern of Growth (Guiding Principle 1.) Carson City is committed to a compact pattern that makes efficient use of the limited land area and water resources it has available for urban growth, and that fosters the provision of infrastructure and services in a cost effective manner. The subject property can be served by water and sewer.

Guiding Principal 7 discusses compact, mixed use activity centers, stating "Carson City will encourage the creation of compact, mixed-use activity centers in easily accessible and highly visible locations of the community. The activity centers will promote the efficient use of available commercial lands and concentrate retail services in pedestrian and transit-oriented development nodes that may be easily accessed from and serve surrounding neighborhoods. Activity centers will vary in size and composition depending upon their location, context, and level of priority."

Staff finds that the proposed development is consistent with the concepts of compact development, and placing people near economic centers to encourage mixed use activity centers.

**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 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.***

The proposed expansion area of 3.09 acres is adjacent the movie theater and across the street from a commercial use and commercially zoned properties. The approved apartment complex is located between the expansion area and the single family residential uses in the vicinity. Staff finds this expanded area, primarily along Curry Street, a designated collector, will not adversely impact the adjacent neighborhood.

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

This finding can be met subject to the conditions of approval. The applicant has provided a Traffic Analysis that anticipates 2,461 average weekday trips with 189 trips occurring during the AM peak hour and 229 trips occurring during the PM peak hours. Mitigation is recommended in the traffic analysis, specifically:

- That the Curry Street / Koontz Lane intersection be improved to include one exclusive left turn lane and one shared through-right turn lane at the west approach;
- That the Clearview Drive / Project Access intersection be designed to include stop sign control and single ingress and egress lanes at the north approach.
- That the Koontz Lane roadway extension, the on-site streets and intersections, and the on-site parking areas be designed per Carson City standards; and
- That the segment of Clearview Drive adjacent to the site be constructed per Carson City standards.

These recommendations have been incorporated into the recommended conditions of approval.

With respect to pedestrian traffic, the proposed project will incorporate a sidewalk system to enhance pedestrian movement. Street improvements along Clearview Drive will include a sidewalk. As the trailhead at the intersection of Curry Street and Koontz Lane will be removed as part of construction, the applicant has agreed to allow five on-site parking spaces to be utilized for trailhead parking, and for trail users to utilize the on-site sidewalk system to access the off-site trail system to the west of the site. The parking spaces will be signed to indicate the availability to trail users, and the access to the on-site sidewalk system will be memorialized as an easement or similar instrument so as to ensure access into perpetuity. Note this is consistent with the conditions of approval established with the initial SUP request.

**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.***

As conditioned, the proposed project will not overburden public services or facilities. The development engineering staff finds that existing facilities appear to be adequate.

**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.***

The subject property is a split zone MFA and GC. The Multi-Family Apartment District is intended to provide for the development of a variety of multi-family units including high density apartments. The maximum allowable density in the MFA zoning district is 29 – 36 units per acre, and there is no identified maximum density for the GC zoning district. The applicant proposes 16.8 units per acre.

The proposed project complies with the required setbacks as noted below.

**GC Zoning Design Standards 1.18**

A minimum setback of 20 feet is required adjacent to a residential zoning district, with an additional 10 feet for each story above one story if adjacent to a single-family zoning district. A portion of the property across Clearview Drive is zoned Single Family 1 Acre. As the buildings are three stories tall, the required setback is 30 feet. However, as the “adjacent” zoning is across the street, consistent with CCMC 18.03.010, the setback requirement shall be measured from the centerline of the right-of-way. Clearview Drive has a right-of-way width of at least 40 feet. Therefore, the proposed setback at 45 feet complies with the required 30 foot setback.

**MFA Design Standards 1.17**

	<u>Required</u>	<u>Proposed</u>
Street Side (Clearview Dr.)	20 ft	42 ft

Side	10 ft	10 ft. +
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The maximum height allowed in the MFA zoning district is 45 feet. The applicant is proposing a 41 foot, three story building.

The required number of parking spaces required is per Section 2.2 of the Development Standards. This provision requires two spaces per unit, or an alternative standard provided by an accredited source. The applicant has provided information from the Institute of Traffic Engineers demonstrating that 1.7 spaces per unit will be adequate. Consistent with the provisions of Section 2.2 of the Development Standards, staff finds this alternative to be adequate.

Consistent with Section 1.17 of the Development Standards, 150 square feet per unit of common open space plus 100 square feet per unit of private or common open space must be provided. At least 100 square feet per unit must be designed for recreation. Based on 370 units, a total of 92,500 square feet of open space must be provided. The applicant proposes to provide 95,329 square feet of common area open space. The building elevations also show balconies, which can contribute towards the private open space.

To ensure that the proposed recreational amenities are realized, staff recommends completion of the clubhouse and swimming pool prior to the issuance of a Certificate of Occupancy for the second apartment building. Additionally, at the time of submittal of a Site Improvement Permit, the applicant shall submit an exhibit demonstrating compliance with the active and passive open space requirements.

A preliminary landscape has been submitted. A detailed landscape plan is required at the time of submittal of a Site Improvement Permit to ensure compliance with both the landscaping requirements of Division 3 and of Division 7 of the Development Standards.

Of note, the site is subject to the Hillside Development standards. These standards address plan preparation, drainage, grading, vegetation and re-vegetation, driveways and parking, open space, fire protections, and maintenance. In large part, the details of these standards will be reviewed as part of the Site Improvement Permit.

There is currently a slope easement along Curry Street that the applicant proposes to encroach into with grading and, and potentially, the 20 unit apartment building. The City Engineer is supportive of the applicant taking over responsibility for the maintenance of the slope easement. Therefore, prior to the issuance of the Site Improvement Permit, the applicant shall prepare the appropriate documentation to transfer responsibility for the slope easement from the City to the private property owner. The applicant has supplied these documents. The recordation is required prior to issuance of a Site Improvement Permit.

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

Staff finds that the proposed project will not be detrimental to public health, safety, convenience and welfare. Once operational, the project will not create objectionable noises, fumes, or similar impacts that would compromise public health.

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

Staff does not find that, as conditioned, the proposed use will result in material damage or prejudice to other property in the vicinity. The proposed expansion area is east of the approved

multi-family apartment development, and has commercial uses or commercial zoning on all other sides.

**Findings for the development of a residential use in a non-residential zone.**

a. ***The development is not situated on a primary commercial arterial street frontage.***

The subject property does not front an arterial.

b. ***The development is integrated into a mixed-use development that includes commercial development.***

Although the subject property is intended to develop as solely residential, it is adjacent to and in proximity to commercial uses, thus creating a mixed use area.

Attachments:

Fire Department comments  
Engineering comments  
Parks Department comments  
Application (SUP-17-035-02)