

**Engineering Division
Planning Commission Report
File Number SUP 17-035-2**

TO: Hope Sullivan - Planning Department
FROM: Stephen Pottéy – Development Engineering Department
DATE: April 10, 2018 **MEETING DATE:** April 25, 2018

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Voltaire Master LLC, to amend approved SUP to add 70 MF units to the approved 300 units, apn 009-151-61,62.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

DISCUSSION:

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:

- 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.
- 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.
- The following recommended improvements from the traffic impact analysis must be constructed:
 - 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.
 - The Clearview Drive/Project Access intersection must be designed to include stop sign control and single ingress and egress lanes at the north approach.
- 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.

Fire Department Comments

3/23/2018

Comments for SUP 17-035-2:

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.
12. The maximum slope on the fire access roads is 12%.
13. Individual buildings must have their own street address.
14. 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.
15. 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.
16. Any vehicle gates must provide 20' clear width opening.

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

Parks & Rec Comments

04/10/2018

SUP-17-035-02

Hope and Lena,

The Parks, Recreation & Open Space Department has the following comments on the above referenced Special Use Permit application.

1. The Unified Pathways Master Plan (UPMP) identifies a “Trailhead with parking” at the corner of Koontz Lane and South Curry Street ([Exhibit A](#)). 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 (**Exhibit B**). 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." The link to that document is provided below:
<http://www.unce.unr.edu/publications/files/nr/2007/eb0701.pdf>

If you have any questions about our above comments, please feel free to contact me.

VERN

Carson Hills Apartments – 70 MF unit expansion

Application to City of Carson City for a:

Amended Special Use Permit

Prepared by:



John F. Krmpotic, AICP
KLS Planning & Design Group
1 East 1st Street, Suite 1400
Reno, Nevada 89501



Clint Thiesse, P.E.
Summit Engineering Corporation
5405 Mae Anne Avenue
Reno, NV 89523

Prepared for:

Kraig Knudsen
Vice President of Land Development
Tanamera Construction, LLC
5560 Longley Lane
Reno, Nevada 89511

March 15, 2018

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Application Materials

SUP Application & Affidavit
Applicant Acknowledge Statement
Tax Certificate (proof of payment)
SUP Findings
Master Plan Policy Checklist
Architects Plan Set for the 10 - unit Apartment Building (elevations - 3 sheets)
Architects Plan Set for the 20 - unit Apartment Building (elevations - 3 sheets)
Architects Plan Set for the Clubhouse (elevations and floor plans - 5 sheets)
Architects Plan Set for the Maintenance Building (elevations and floor plans - 5 sheets)
Architects plan set for the Garage (elevations - 1 sheet)

Reports/Studies

Traffic Impact Study (Solaegui Engineers)
Sewer Report
Water Conveyance Report
Hydrology Report

Plan Sets (Full size sheets)

Preliminary Landscape Plan (L1)
Civil Design Plan Set (10 sheets)
T-1 - Title Sheet
S-1 - Site Index
S-1 - Site Plan North Change
S-2 - Site Plan of Addition
G-1 - Grading Index
G-1 - Grading Plan of North Change
G-2 - Grading Plan of Addition
U-1 - Utility Index
U-1 & U-2 - Utility Plan of North Change and Utility Plan of Addition

Carson Hills Apartments - Amended SUP

Project Request - This application is a request for a **Special Use Permit** to allow a 70-unit expansion to an approved 310-unit multifamily project. A SUP is required per 18.08.030 for a Multifamily residential in the GC zoning district. The project is on a split zoned site that includes a MFA portion (multi-family apartments) and a GC portion (General Commercial). Both zoning districts allow for the proposed use.

Property Location

The site is located adjacent to South Curry Street just west of the intersection with W. Koontz Lane in south Carson on a 19.01-acre parcel (APN 009-151-62) and a 3.09-acre site (APN 009-151-63) for a total of 22.10 acres (see the vicinity map on the next page).

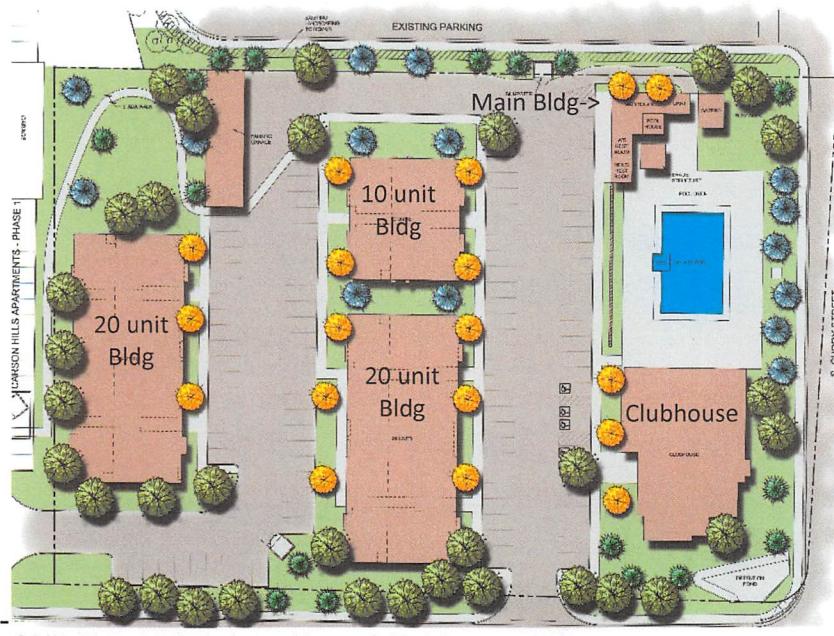
Project History

A MPR was approved for this site and this same project on January 10, 2017 and a Special Use Permit was approved on March 17, 2017 for the same project area.

The 2nd MPR was approved on March 1, 2018 to include the expanded area of 70 apartments and a new total of 380 units. This SUP is a subsequent review and process to show how the project will meet the development code and meet the conditions of the MPR.

Summary of Key Changes in the Amended SUP

- Add the 3.09-acre parcel into the project area
- Add 50 MF units and a relocated clubhouse, a new maintenance building, and Garage in the 3.09-acre parcel (see below)
- Add a 20-unit apartment building in place of the prior clubhouse location (see Figure 2)



Carson Hills Apartments - Amended SUP



Figure 1 - Vicinity Map

Carson Hills Apartments - Amended SUP



Figure 2 – Site Plan

Carson Hills Apartments - Amended SUP



Figure 3 – Existing City Master Plan

Carson Hills Apartments - Amended SUP

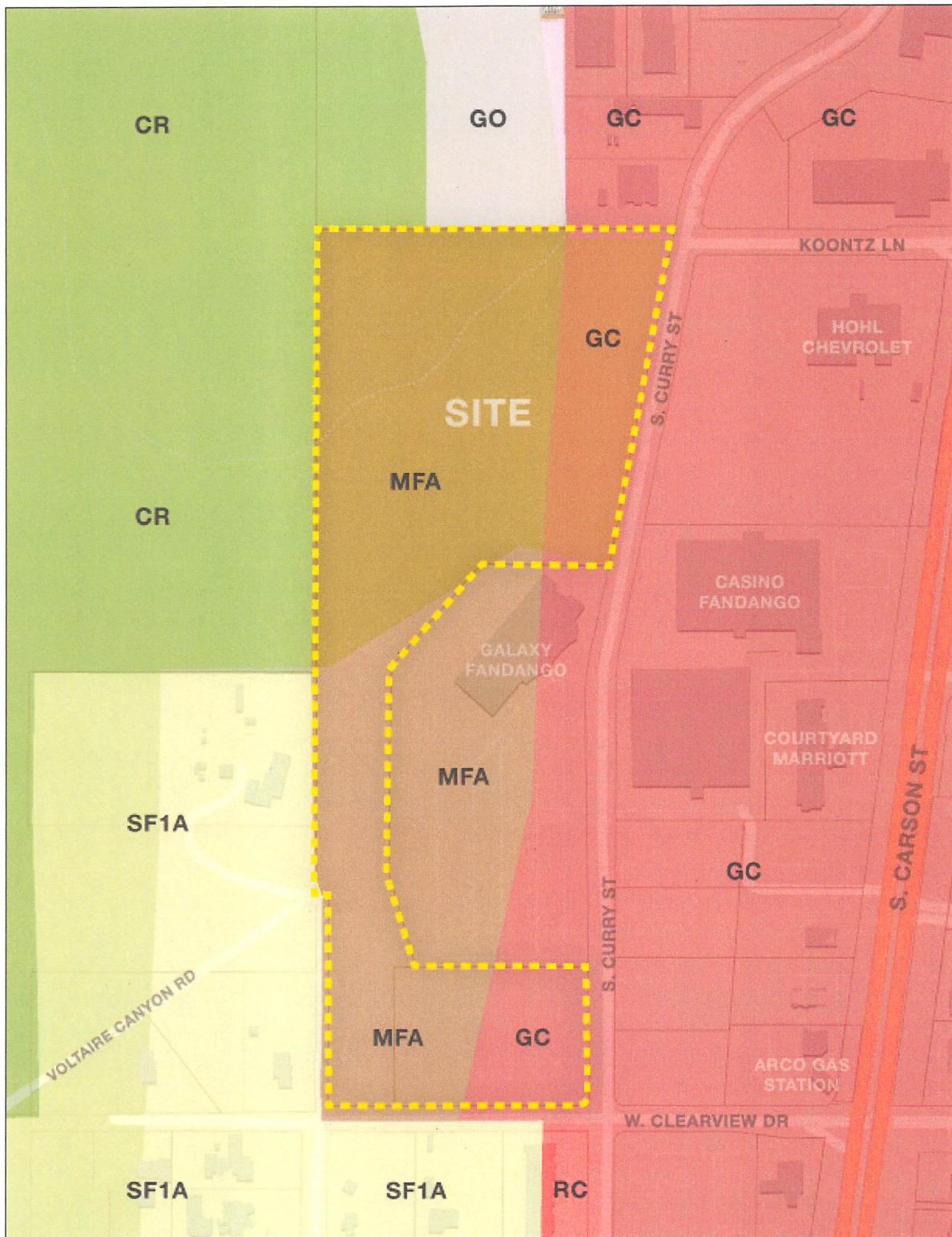
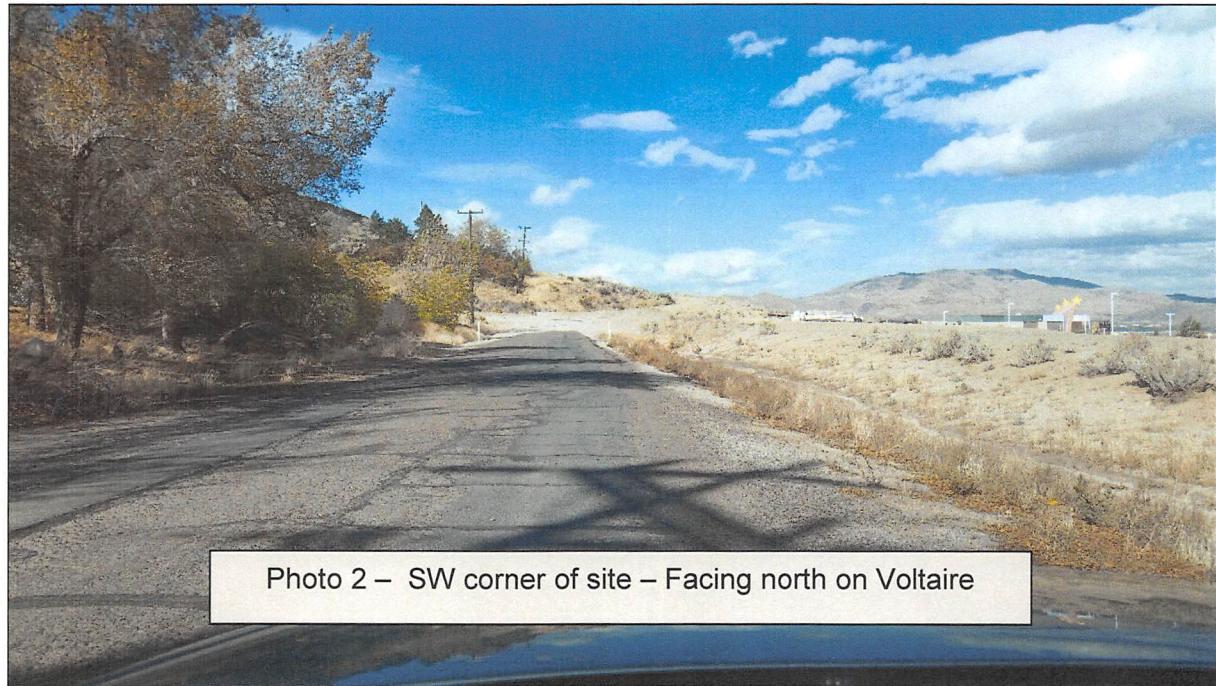


Figure 4 – Existing City Zoning

Carson Hills Apartments - Amended SUP



Carson Hills Apartments - Amended SUP



Appendix

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SUP Findings

Master Plan Policy Checklist

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S-1 - Site Plan North Change

S-2 - Site Plan of Addition

G-1 - Grading Index

G-1 - Grading Plan of North Change

G-2 - Grading Plan of Addition

U-1 - Utility Index

U-1 - Utility Plan of North Change

U-2 - Utility Plan of Addition

Carson City Planning Division 108 E. Proctor Street • Carson City NV 89701 Phone: (775) 887-2180 • E-mail: planning@carson.org		FOR OFFICE USE ONLY: CCMC 18.02.080
FILE # SUP - 17 -		
APPLICANT PHONE # Kromer Investments, Inc.- Steve Kromer 530 582 4033		FEE* : \$2,450.00 MAJOR \$2,200.00 MINOR (Residential zoning districts) + noticing fee *Due after application is deemed complete by staff
MAILING ADDRESS, CITY, STATE, ZIP 11890 Donner Pass Road, #4 Truckee, CA 96161		SPECIAL USE PERMIT
EMAIL ADDRESS skromer@kromerinvestments.com		<input type="checkbox"/> SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including: <input checked="" type="checkbox"/> Application Form <input checked="" type="checkbox"/> Detailed Written Project Description <input checked="" type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Building Elevation Drawings and Floor Plans <input checked="" type="checkbox"/> Special Use Permit Findings <input checked="" type="checkbox"/> Master Plan Policy Checklist <input checked="" type="checkbox"/> Applicant's Acknowledgment Statement <input checked="" type="checkbox"/> Documentation of Taxes Paid-to-Date <input checked="" type="checkbox"/> Project Impact Reports (Engineering)
PROPERTY OWNER PHONE # Voltaire Master, LLC - Steve Kromer 530 582 4033		<input type="checkbox"/> CD or USB DRIVE with complete application in PDF
MAILING ADDRESS, CITY, STATE, ZIP 11890 Donner Pass Road, #4 Truckee, CA 96161		Application Received and Reviewed By:
EMAIL ADDRESS skromer@kromerinvestments.com		Submittal Deadline: See attached Planning Commission application submittal schedule.
APPLICANT AGENT/REPRESENTATIVE PHONE # John F. Krmpotic, AICP 775 857 7710		Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.
MAILING ADDRESS, CITY STATE, ZIP KLS Planning - 1 East 1st Street, Suite 1400, NV 89501		
EMAIL ADDRESS johnk@klsdesigngroup.com		
Project's Assessor Parcel Number(s): Street Address 009-151-61 and 62 no address listed		
Project's Master Plan Designation Mixed Use Comm & Comm/Reg Comm		Project's Current Zoning MFA & GC
Nearest Major Cross Street(s) W Koontz at S. Curry		
Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. A request to amend an approved SUP to add 70 MF units to the approved 310 unit project for a total of 380 units. The SUP is required for MF project in a GC zone.		
PROPERTY OWNER'S AFFIDAVIT		
I, _____, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.		
Signature _____		Address _____
Date _____		
Use additional page(s) if necessary for additional owners.		
STATE OF NEVADA _____ COUNTY _____		
On _____, 2 _____, _____, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.		
Notary Public _____		
NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.		

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

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's Signature

Print Name

Date



CARSON CITY

Capital of Nevada

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

Secured Tax Inquiry Detail for Parcel # 009-151-61

Property Location: **4040 S CURRY ST** Tax Year: **2017-18**
Billed to: **SOUTH CARSON LANDS LLC** Roll #: **016468**
% R BRETT GOETT, ESQ District: **1.7**
7001 N SCOTTSDALE RD, STE 1040 Tax Service:
SCOTTSDALE, AZ 85253-0000 Land Use Code: **140**

[Code Table](#)

Current Owner: **VOLTAIRE MASTER LLC**
ATTN: STEPHEN A KROMER
501 W FIFTH STREET, #200B
RENO, NV 89503-0000

Outstanding Taxes:

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

				No Taxes Owing
08/21/17	2,051.54		2,051.54	2,051.54 .00
10/02/17	2,049.00		2,049.00	2,049.00 .00
01/01/18	2,049.00		2,049.00	2,049.00 .00
03/05/18	2,049.00		2,049.00	2,049.00 .00
Totals:	8,198.54	.00	8,198.54	8,198.54

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

Additional Information

	<u>2017-18</u>	<u>2016-17</u>	<u>2015-16</u>	<u>2014-15</u>	<u>2013-14</u>
Tax Rate	3.5700	3.5200	3.5200	3.5400	3.5600
Tax Cap Percent	2.6	.2	3.2	3.0	4.2
Abatement Amount	2,060.95	300.93	306.00	400.53	488.04



CARSON CITY

Capital of Nevada

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

Secured Tax Inquiry Detail for Parcel # 009-151-62

Property Location: **S CURRY ST** Tax Year: **2017-18**
Billed to: **VOLTAIRE MASTER LLC** Roll #: **018392**
% KROMER INVESTMENTS District: **1.7**
11890 DONNER PASS RD #4 Tax Service:
TRUCKEE, CA 96161-0000 Land Use Code: **140** [Code Table](#)

Outstanding Taxes:

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

08/21/17	1,086.01		1,086.01	1,086.01	.00
10/02/17	1,082.00		1,082.00	1,082.00	.00
01/01/18	1,082.00		1,082.00	1,082.00	.00
03/05/18	1,082.00		1,082.00	1,082.00	.00
Totals:	4,332.01	.00	4,332.01	4,332.01	

[Payment Cart](#)[History](#)**Additional Information**

	2017-18	2016-17	2015-16	2014-15	2013-14
Tax Rate	3.5700	3.5200	3.5200	3.5400	3.5600
Tax Cap Percent	2.6	.2	3.2	3.0	4.2
Abatement Amount	3,506.85	2,522.61	2,809.23	2,917.68	3,019.10

SPECIAL USE PERMIT APPLICATION FINDINGS

State law requires that the Planning Commission consider and support the statements below with facts in the record.

These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the required findings with as much detail as possible to ensure that there is adequate information supporting your proposal.

CCMC 18.02.080(5) FINDINGS. Findings from a preponderance of evidence must indicate that the proposed use:

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

Explanation: Explain how your project will further and be in keeping with, and not contrary to, the goals of the Master Plan elements. Turn to the Master Plan Policy Checklist included with this application. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews addresses five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. Provide written support of the policy statement in your own words as a part of these findings. For additional guidance, please refer to the Carson City Master Plan document on our website at www.carson.org/planning or you may contact the Planning Division to review the document in our office or request a copy.

Please see the attached Master Plan Policy checklist in this application. We believe this project as proposed is consistent with the applicable Master Plan elements.

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.

Explanation: A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)

With respect to land uses, there is a mix of uses surrounding the property. Those include residential to the north vacant land owned by BLM to the west and then Low Density residential to the west on the south end. The movie theatre is abutting the site for a portion of the east boundary. The area transitions to predominantly commercial uses to the north and east of the site. Also, there is Mixed Use Residential and Community Commercial to the south.

With respect to zoning, about ½ of the site is adjacent to MFA zoning on the east and the remainder of the east boundary is zoned GC next to the site. There is a portion of GO zoning abutting to the north. And, to the south and southwest, the area is zoned entirely SF1A, large lot SF residential.

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

The project is obviously a different type of residential than the abutting SF residential. However, the site design and mitigation proposed make it compatible with the adjacent residential. Primary access is oriented to Curry and Koontz Street and secondary access is oriented to Clearview. Further mitigation is offered in the building design to "step-down the hillside" to reduce the effect of building height. There will be no harmful effect on property values on neighboring properties. The physical appearance is different from adjacent properties but this is intentional with respect to massing and building materials. The architect considered a style with a blend of materials and colors that is significant to northern Nevada.

C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

The extent of neighborhood is the area to the south and west of the site next to the panhandle. That entire area is zoned MFA. The proposed project fits well within the parameters of the MFA zone with density of roughly 16 du per acre and the allowed density is about twice that amount. The orientation of all activity is toward the east for the buildings nearest the neighborhood. That means driveways, parking, building entries, ped circulation, and amenity areas. These are the most significant design element to ensure there is no detriment to the use, and peaceful enjoyment of the adjacent properties.

D. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.

The lighting proposed for parking areas will be typical dark sky in terms on pole heights, illumination intensity and coverage envelope. This is routinely managed with the lighting technology that we use today. There will be NO spillover to adjacent properties. Also, building lighting will be low intensity for guidance and security.

E. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscape shown on the plan which complies with City ordinance requirements.

Please see the attached landscape plan which is compliance with the code. Landscape area provided is 275% of the amount required by code. The number of trees and shrubs will meet the code as proposed. In addition, the Open Space provided exceeds the code requirement.

F. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

The project location is excellent with respect to offering a housing option for people near commercial services and transit. This has a short and long term benefit.

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

Explanation: Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have to pedestrian and vehicular traffic when it is successfully operating?

Here are two roads serving the project. Those are Curry Street as the primary access and Clearview as the 2ndary access. Both roads will be impacted with the project. The traffic study shows that LOS A will be maintained on both streets with the project impacts loading to those streets. The pedestrian and road improvements and connection on the south end will be a benefit to the area and not just the project.

Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? State how you have arrived at your conclusions.

There will be an additional walkway on the south end that will be needed. There is no need for any further traffic lights. The conclusion is arrived at thru the study of the traffic engineer who evaluated the traffic increase, LOS requirements in the area, and mitigation needed to prove the project will work.

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.

Explanation: A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population?

The project will definitely add to the school district population. We will need to understand the school district projections of students for a project of this type in the development review process.

B. How will your project affect police and fire protection?

The project will add some burden on police and fire services. This can be expected to be a pro-rata share of police services. Certainly, the argument can and should be made that the burden on fire services is less than older projects that were constructed under different fire and building

codes. It is a simple fact that new technologies in building construction and materials used are much safer today in terms of fire safety.

C. Is the water supply serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement?

Yes, there is adequate water pressure and supply as noted in the water study as part of this application. There will be no degradation to the supply to others in the area.

Is your project served by a well?

The project is served by the municipal community water system and not a well.

D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated?

The detailed analysis of the drainage system is explained in the attached hydrology report. The proposed system meets all of the code requirements for storm water increase created by the project.

E. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system?

The detailed analysis of the sewer system is explained in the attached sewer report. The proposed system meets all of the code requirements for sewer generation created by the project. This project will tie to the municipal system.

F. What kind of road improvements are proposed or needed to accommodate your project?

See the attached traffic study. There is adequate capacity in the adjacent streets to serve the project. There will need to be some partial improvements on Clearview due to the poor condition of that street.

G. Indicate the source of the information that you are providing to support your conclusions and statements made in this application (private engineer, Development Engineering, Public Works, Transportation, title report or other sources).

The sources of conclusions are by discipline which includes the Civil Engineer, the Traffic Engineer, the Land Surveyor, Landscape Architect, and the Planner. All of the noted professionals have the required industry licenses and/or credentials to assert such conclusions.

5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.

Explanation: Explain how your project meets the purpose statement of the zoning district in which it is located and how it meets the specific standards that are set forth in that zoning district. In CCMC Section 18.04, Use Districts, find the zoning district where your property is located. Refer to the purpose statement at the beginning of the zoning district section and explain how your project meets the purpose statement of that district. In addition, find the specific Intensity and Dimensional Standards for your zoning district in either CCMC Section 18.04.190 (Residential) or CCMC Section 18.04.195 (Non-Residential) and explain how your project meets these specific standards. To access the Carson City Municipal Code, visit our website at www.carson.org/planning.

Purpose of MFA District

The MFA district is intended to provide for the development of a variety of multifamily units such as duplexes, townhouses and high density apartments. The MFA district is consistent with the policies of the high density residential category of the master plan.

1. *The primary permitted uses in the MFA district are:*

Multifamily dwelling;

Park;

Single family dwelling;

Two-family dwelling.

This project meets the purpose of MFA as a medium density MF project that falls within the purpose and definition.

Purpose of GC District

The purpose of the GC District is to preserve a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service facilities and offices. Temporary unscreened outdoor display and sale of merchandise for a period not to exceed thirty (30) days within a calendar year may be authorized by the Director subject to Title 18.02.115.8 (Outdoor Sales and Activities).

Subsection 3. The Conditional Uses in the GC District which require approval of a Special Use Permit are: Multi family dwelling

This project meets the purpose of GC as a medium density MF project is allowed upon satisfying the criteria required for a Special use Permit. This is achieved with this project as defined.

In our analysis, it is determined that the project meets ALL of the specific Intensity and Dimensional Standards for the two zoning districts referenced in both CCMC Section 18.04.190 (Residential) or CCMC Section 18.04.195 (Non-Residential). Those includes standards for

Parcel Size

Maximum Density

Minimum Lot Width

Maximum Lot Width

Maximum Height

Minimum Setbacks (front, side, rear, and street)

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

Explanation: Provide a statement explaining how your project will not be detrimental to the public health, safety, convenience and welfare. If applicable, provide information on any benefits that your project will provide to the general public.

The project will not be detrimental to people in the area or citizens in Carson City. The basis of this statement is that the project meets the zoning code intent and the zoning code criteria as proposed. It also meets all of the development code requirements as designed. These are the tangible measures to suggest that a project will not be detrimental to the public health, safety, convenience, and welfare of its citizens. A solid planning argument can be made as a foundational urban planning and design principal is being implemented with this project. That is, the location of the project near commercial services and existing/planned transit services to promote multi modes of transportation to serve this project. The site is located close enough to significant and intense land uses and public facilities to reasonably promote walking, biking, and bussing as multiple modes of transportation.

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

Explanation: Provide a statement explaining how your project will not result in material damage or prejudice to other property in the vicinity.

There is no prejudice to other property in the area. The project will meet all required codes as applicable to this project. The project as proposed is consistent with the zoning designations and related standards on the site and within the allowed density. There is no exceptional treatment being requested for this project that could be perceived as prejudice or injury to other properties in the area.



Master Plan Policy Checklist

Master Plan and Zoning Map Amendments

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: Carson Hills Apartments - Amendment to add 70 units

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 location is within the area planned for and served with community water and wastewater per policy 1.1b.

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

The location is an infill part of the city and a vacant site as it currently exists. Although the proposed use is not considered redevelopment, it will have a positive effect on the policy, and the viability of the adding a needed housing component in the city.

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

This policy is not applicable as the site is not located adjacent to county boundaries.

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

This policy is applicable as the site is adjacent to any state or federal boundary on the west. We have provided a public access connection into that property.

- 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)?

There will be demand placed on schools from such a use. The fire and sheriff services have already been established for this general area and this specific location.

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

The site is in a busy commercial area. The use is unique and will promote a mix of residential uses although its impact is yet to be determined given the newness of the proposed use.

- 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 (2.1b, 2.2b, 2.3b, Land Use Districts)?



The site is located in a well developed commercial and residential area. The use is will promote a mixed use development pattern although its impact is yet to be determined given the newness of the use.

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

The use will not create a friction zone as it is multifamily use next to commercial and residential uses and zoning. It appears to be a good use of the property with high compatibility with adjacent uses.

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

The location is neutral on this policy as it is not located in a floodplain or geological hazard area.

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

The zoning is consistent with the land use designations and will not need to be changed to allow this use. The

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

Yes, the location does meet the locational criteria for this land use designation and is not proposed for change.

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

The location is not in an SPA and the related policies are not applicable.

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 proposed use is neutral in terms of opportunity to expand park and recreation opportunities per this policy. Although it certainly provides a high level of on-site recreational opportunities with many of the amenities that are desired for a MF project per the Carson City code.

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

The proposed use is neutral on the open space and Carson River master policies.

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)?

The project will have some small impact on job base and that impact will be positive. Certainly, the greatest impact job creation impact will be during the construction period.

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

The proposed use is positive on this policy as it does relate to housing product and choices that add to the housing mix in the city.

Encourage the development of regional retail centers (5.2a)

The project is neutral on this policy in the sense that it is an existing vacant site that will become an apartment project when developed.

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

The project is neutral on this policy in the sense that it is an existing vacant site that will become an apartment project when developed.

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

There are no known historical resources or cultural resources on this site. It is neutral on this policy.

Promote revitalization of the Downtown core (5.6a)?

This location is not in the downtown core, thus, neutral on this policy

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

This location is not in the downtown core, but it is related to a new diverse housing product near a very urban part of town, thus, supportive to this policy

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)?

This location is an infill location, but it is not adjacent to rural neighborhood thus, supportive to this policy in that it appears highly compatible with surrounding uses.

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 located in a mixed industrial area, and not a mixed use activity center. It appears to promote an appropriate mix of land uses and densities from a general planning perspective and does support the policy.

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

The proposed use is supportive to this policy as it does relate to housing product and alternative housing choices.

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)?

There is no rezoning linked to this request and is thus neutral on this policy.

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks to 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 use is a transit supportive employment use on a major corridor. However, it is not an established transit route location because of the lack of residential in the immediate area and a character of an area that has not promoted transit growth.

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

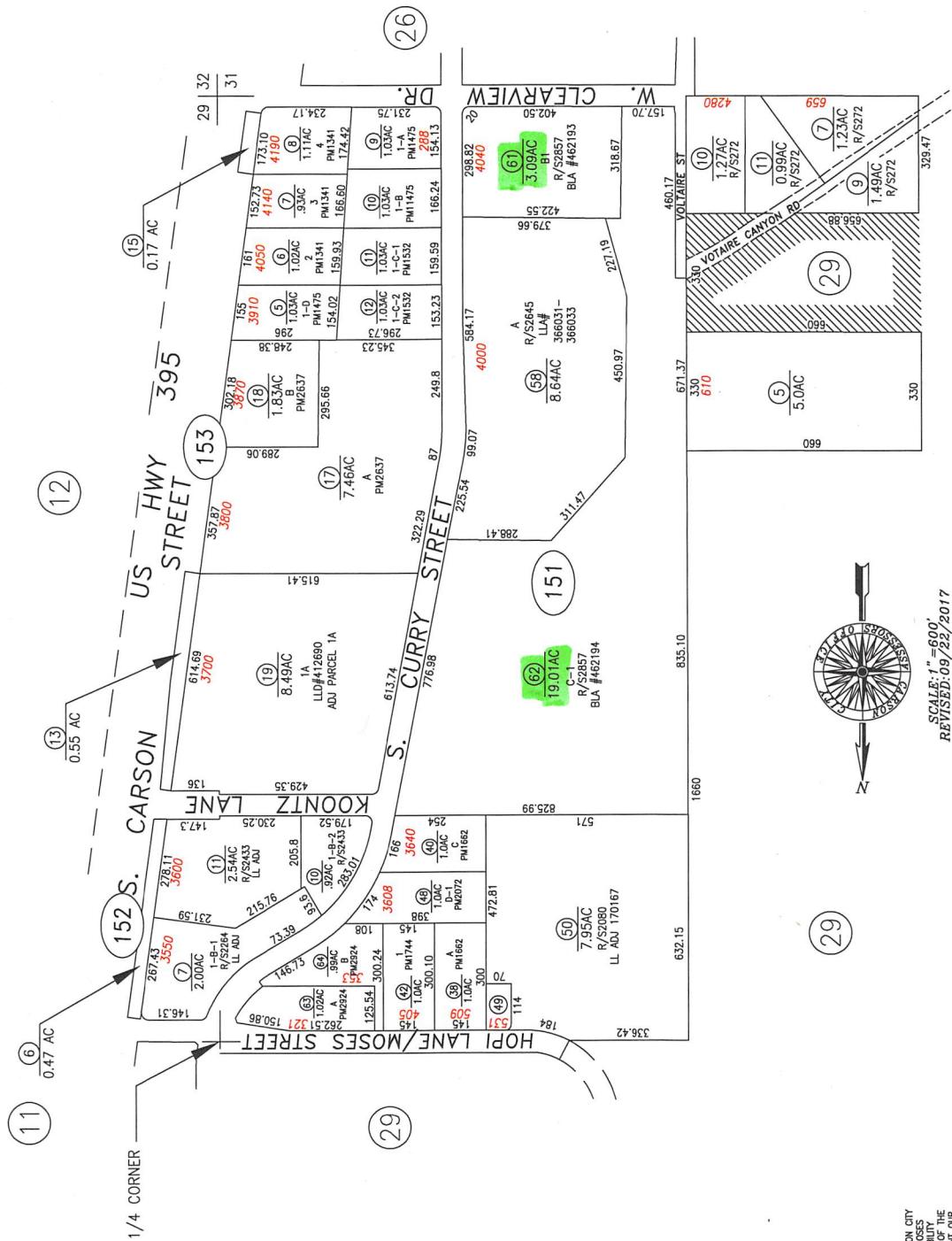
The proposed use will impact roadway connections but is consistent with the transportation master plan and is supportive to this policy.

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)?

There are no paths, parks, or public lands on this site. However, there is adjacent public land bordering the site to the west. We are proposing a



vehicle and ped access connection to that land. Thus, the request is supportive to this policy.



SCALE: 1" = 600'
REVISED: 09/22/2017

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