

**PARKS AND RECREATION COMMISSION
STAFF REPORT**

MEETING DATE: June 5, 2018

AGENDA ITEM NUMBER: 4A

APPLICANT: Jennifer Budge, CPRP, Parks and Recreation Director
Vern L. Krahn, Senior Park Planner

REQUEST: Update and discussion on residential development as it relates to parks, recreation, and trail components in Carson City.

GENERAL DISCUSSION:

The Parks, Recreation & Open Space Department works cooperatively with Community Development in the City's land planning and review process. This ensures that any development occurring in Carson City is consistent with and is implementing the Parks and Recreation Master Plan (PRMP), Unified Pathways Master Plan (UPMP), Carson River Master Plan, (CRMP), and Open Space Master Plan (OSMP). There were 96 Community Development project applications in 2017 and so far in 2018, there have been 52 applications reviewed by the Department.

There are five large residential developments happening in Carson City (Exhibit A). These developments are in various stages of planning and will be providing future parks, recreation, and trail amenities to their residents and the public over the next two to six years. They are as follows:

Vintage – Park /trail components and overview of development type; Park and Recreation Commission conceptual plan presentation. / Fall, 2018.

North Lompa Ranch – The Lompa Ranch Specific Plan (Phasing Plan) requires that a conceptual site plan for the 10 acre park has to be completed no later than the 400th residential unit. / 5 - 6 years out, based on certificate of occupancy.

East Lompa Ranch – The Lompa Ranch Specific Plan (Phasing Plan) requires that a conceptual site plan for the three acre park has to be completed no later than the 100th residential unit. / 2 - 3 years out, based on certificate of occupancy.

South Lompa Ranch – There is no neighborhood park associated with this proposed development. However, the development has trail connectivity requirements to the Linear Park and to a future freeway multi-use path between 5th Street and Fairview Drive. / 2 – 3 years out.

Plateau Development –The Board of Supervisors approved a master plan amendment from industrial to mixed-use residential on the property located near Drako Way. The applicant has to redesign the Conceptual Subdivision Map before proceeding any further in the planning process. Prior to map approval, the Parks and Recreation Commission will have the opportunity to review the proposed project to comment on the recreational needs. / Late 2018/Early 2019

There are three large multi-family developments that have entitlements and one of these projects is currently under construction behind the Galaxy Fandango movie theater. These multi-family projects are required to pay Residential Construction Tax (RCT) for each “unit” and these funds will be used off-site for public park and trail improvements compliant with Nevada Revised Statutes. This critical funding source will provide much needed park infrastructure investment

with “new” improvements at existing facilities, such as playgrounds. Most of these apartment complexes are providing private pools/clubhouses. While not open to the public, applicants are encouraged to provide additional outdoor recreation amenities for their resident’s quality of life and to off-set potential use impacts to adjacent neighborhood parks. In addition, the City is requiring sidewalk and multi-use paths and/or on-street bike facility connections, per the Unified Pathways Master Plan.

As larger housing developments come in, the department will not consider any new parks without a funding mechanism in place to cover 100% of the maintenance costs. This approach will not further impact the City’s general fund or the City’s limited staff and financial resources. In addition, new parks must provide useable park spaces and not dual use storm water detention facilities. The goal is to implement amenities such as dog parks and splash pad components to address citizen requests and enhance the community’s quality of life.

RECOMMENDED ACTION: This agenda item was for informational purpose only. No formal action can be taken at this time.



Vintage

Plateau Development

East Lompa Ranch

North Lompa Ranch

South Lompa Ranch

Residential Development
Proposed in Carson City

Exhibit A