



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180 – Hearing Impaired: 711
planning@carson.org
www.carson.org/planning

MEMORANDUM

Planning Commission Meeting of August 29, 2018

TO: Planning Commission **Item E-5**

FROM: Hope Sullivan, AICP
Planning Manager

DATE: August 22, 2018

SUBJECT: **MPA-17-185** For Possible Action: To consider a modification recommended by the Board of Supervisors relative to a Master Plan Amendment to create the Blackstone Ranch Specific Plan Area for 26.89 acres of the existing Lompa Ranch Specific Plan Area, located at the east end of Railroad Street between Saliman Road and US Highway 580, APN 010-051-44.

At its meeting of May 30, 2018, the Planning Commission passed a Resolution, by a vote of 5 – 2, recommending approval of the Blackstone Ranch Specific Plan. At its meeting of August 2, 2018, the Board of Supervisors recommended a modification to the recommendation of the Planning Commission. Specifically, the Board of Supervisors recommended that the portion of the Specific Plan that addresses Roadways require that the site be served by two, full vehicular accesses, with the one not utilizing Railroad Street being initially improved to a standard different than the City standard, and improved to City standard prior to build out.

Per CCMC 18.02.07012.c, if the Board proposes to modify the approval action from the Commission, the proposed modification shall be referred to the Commission for consideration. The Commission shall be required to hold at least one public hearing on the modification. The Commission shall submit a report on the proposed modification back to the Board.

The proposed language modification is as follows. New wording appears bolded and underlined. Proposed deleted language appears with a strikethrough.

3.6 Roadways

- a) All roadways within Blackstone Ranch SPA shall comply with the standards and requirements included within the Carson City Municipal Code.
- b) Railroad Street will be extended as a collector street to the northern boundary of the Linear Park. All development plans, including construction plans, will reflect this improvement and the road will be constructed at the time of site improvement. Consistent with the Lompa Ranch SPA, the intent of the collector street is to connect Railroad Street to 5th Street.
- c) An additional ~~point of~~ access that does not rely on the portion of Railroad Street from Saliman Road to the western boundary of the Blackstone Specific Plan area must

be improved in advance of any final subdivision map approval **or in advance of the establishment of** a use anticipated to generate more than 39 trips per day. **The additional access can be initially constructed to the City's roadway section for rural roads provided construction includes a minimum four inch asphalt section on six inch base (local roadway) or minimum four inch asphalt section on eight inch base (collector roadway). The additional access must be improved to the City's standard for urban roads, with a minimum four inch asphalt section on six inch base (local roadway) or minimum four inch asphalt section on eight inch base (collector roadway), at fifty percent buildout.** ~~Provided the intersection of Saliman and Railroad meets the City standards of Level of Service (LOS), the additional point of access may provide for emergency access only.~~

Note the Board of Supervisors discussion reflected that the second access be improved to City standards in advance of full build out. Staff has drafted language for the improvement to meet City Standards at fifty percent buildout based on administrative feasibility. Staff recommends that the Planning Commission specifically discuss at what point in the building process the road should be improved to meet City standards.

Attachments:

May 30, 2018 Report to the Planning Commission without attachments
Blackstone Ranch Specific Plan Design Guidelines date May 10, 2018

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MAY 30, 2018

FILE NO: MPA-17-185 and ZMA-17-186

AGENDA ITEM: G.4 & G.5

STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

AGENDA TITLE:

For Possible Action: To adopt a resolution recommending to the Board of Supervisors approval of a Master Plan Amendment to create a new Specific Plan Area for 26.89 acres of the existing Lompa Ranch Specific Plan Area, located at the east end of Railroad Drive and west of Interstate 580, APN 010-051-44.

For Possible Action: To recommend to the Board of Supervisors approval of a Zoning Map Amendment to change the zoning from Agriculture (A) to Single Family 6,000 (SF6) on 26.89 acres of the existing Lompa Ranch Specific Plan Area, located at the east end of Railroad Drive and West of Interstate 580, APN 010-051-44.

STAFF SUMMARY:

The subject property is identified in the City's Master Plan as part of the Lompa Ranch Specific Plan Area. Consistent with the Lompa Ranch Specific Plan Area Policies, lands within this area are required to have a new Specific Plan adopted, as well as rezoning. The proposed Specific Plan will address design standards and guidelines, as well as public services and infrastructure. The applicant is seeking a zoning designation of Single Family 6,000.

RECOMMENDED MOTIONS:

"I move to adopt Resolution No. 2018-PC-R-3 recommending to the Board of Supervisors approval of MPA-17-185, a Master Plan Amendment to create a new Specific Plan Area for 26.89 acres of the existing Lompa Ranch Specific Plan Area, located at the east end of Railroad Drive, APN 010-051-44 based on the findings contained in the staff report and subject to the incorporation of modified language to policies 3.1.2.b and 3.1.2.c as follows:

3.1.2.b The Unified Pathways Master Plan (UPMP) identifies two non-motorized path systems adjacent to the subject property. Future development plans will provide for path connectivity from the proposed development to the City's Linear Park multi-use path along the west side of the Carson City Freeway. These two neighborhood access corridors shall be approximately 30 feet wide and have ten foot wide multi-use paths located in them. A public access easement or a similar legal instrument will be utilized to grant public access in perpetuity for these two neighborhood access corridors. The applicant will prepare the legal documents and record with final map.

3.1.2.c Chapter 7 in the UPMP provides the City's sidewalk policies and implementation strategies for pedestrian connectivity within developments and between project sites and the City's existing sidewalk / path systems. The design of the sidewalk system, including pedestrian crosswalks, connections to the adjacent residential neighborhood, and connections to the City's non-motorized path system will be reviewed for consistency with the UPMP at the time development is proposed."

"I move to recommend to the Board of Supervisors approval of ZMA-17-186, a Zoning Map Amendment to change the zoning designation from Agricultural to Single Family

6,000 on a 26.89 acre property located at the east end of Railroad Drive, APN 010-051-44, based on the findings contained in the staff report.”

**Vicinity Map
Exhibit 1**



RECOMMENDED CONDITIONS OF APPROVAL: None

LEGAL REQUIREMENTS: CCMC 18.02.070 (Master Plan) & CCMC 18.02.075 (Zoning Map and Zoning Code Amendment)

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

ZONING DISTRICT: Agriculture (A)

KEY ISSUES: Does the request meet the findings required for a Master Plan Amendment?
Does the request meet the findings required for a Zoning Map Amendment?

SURROUNDING MASTER PLAN:

NORTH: Parks and Recreation
SOUTH: Community / Regional Commercial
WEST: Medium Density Residential
EAST: Industrial

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Public Community / Linear Park
SOUTH: Limited Industrial / Vacant
WEST: Agriculture/ Interstate 580
EAST: Single Family 21,000 square feet Planned Unit Development (SF21-P)/ Single Family Homes

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X (area of minimal flooding) and Zone AH (100 year flood plain)
SLOPE: Flat
SEISMIC ZONE: Zone II (Moderate)
FAULT: Within 500 feet

SITE DEVELOPMENT INFORMATION:

SUBJECT SITE AREA: 26.89 acres
EXISTING LAND USE: Vacant land

SITE HISTORY:

None

BACKGROUND:

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

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

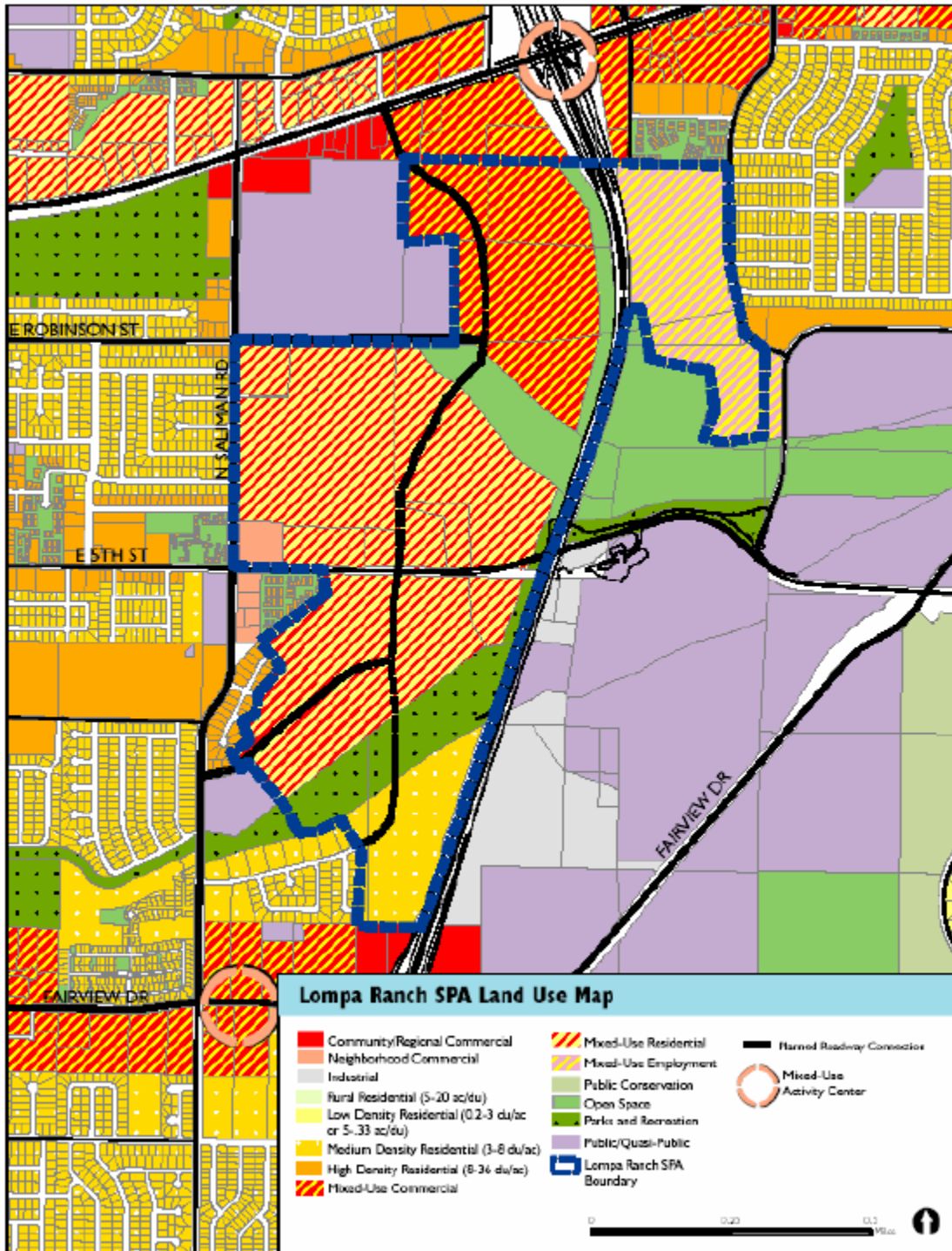
When the Carson City Master Plan was adopted in 2006, it included a specific plan area for the Lompa Ranch that established policies to provide framework for the future development of the property. The map from the existing Master Plan depicting the Lompa Ranch Specific Plan area is included as Exhibit 2 in this report. The Lompa Ranch Specific Plan Area (SPA) policies were

created to ensure that any development of this large area of vacant land would accomplish the following:

- Provides for a comprehensive Development Plan for a balanced mix of land uses and a variety of housing options;
- Ensures the creation of cohesive neighborhoods within the SPA;
- Ensures adequate vehicular and non-motorized circulation throughout the SPA;
- Ensures the compatibility of future development with established neighborhoods in the area;
- Ensures that adequate public facilities and services will be provided to serve the area;
- Will not adversely impact the public health, safety and welfare.

Per the LR-SPA, adoption of a new SPA and rezoning of the areas with the LR-SPA is required. The new SPA and the rezoning must be in compliance with the existing Specific Plan policies that exist in Chapter 8 of the City's Master Plan. The intent of the new SPA is to more specifically define the design standards and infrastructure provisions consistent with the existing Master Plan.

Existing Lompa Ranch SPA as Adopted in the City's Master Plan in 2006 Exhibit 2



The subject 26.89 acre property is located within the SPA. The land use designation per the SPA is Medium Density Residential. Per the requirements of the Master Plan, the applicant is seeking approval of a Specific Plan, called the Blackstone Ranch Specific Plan, that addresses Design Standards and Guidelines, and Public Services and Infrastructure. The applicant is also seeking a zoning map amendment to zone the land Single Family 6000.

Of note, the Board of Supervisors adopted the Lompa Ranch North Specific Plan in April 2016. That plan includes the portion of Lompa Ranch north of Fifth Street, and includes the following mix of land use designations:

- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Mixed-Use Residential (MUR)
- Neighborhood Commercial (NC)
- Mixed-Use Commercial (MUC)
- Open Space (OS)

As previously noted, the proposed Specific Plan must be consistent with the policies of the existing SPA. Staff finds the proposed Specific Plan to be consistent with the policies of the existing SPA as noted below.

LR-SPA 1.1—Specific Plan Area Requirement

The Master Plan Land Use Map identifies a mix of uses for the property but is merely intended as a guide for future development of the property. Prior to any development occurring on the property, a new Specific Plan Area (SPA) must be approved to more specifically establish land uses, densities, design standards, and other standards pursuant to the general policies of this SPA. The SPA shall modify the Land Use Map, as appropriate, to identify land use areas, parks, open space, drainage facilities, etc. Appropriate zoning of the property may be included as part of the SPA process.

The applicant has proposed a new Blackstone Ranch Specific Plan to comply with this policy requirement. The existing Master Plan Land Use Map identifies the subject property as Medium Density Residential. The applicant is seeking zoning consistent with that designation.

The Blackstone Ranch SPA provides design standards based on single family residential lots on lots that are a minimum of 6,000 square feet. The guidelines housed in the Blackstone Ranch SPA address architectural style, fencing, landscaping, and lighting. The Public Services and Infrastructure provisions addresses trails, open space, sanitary sewer, water service, stormwater management, utility service, roadways, traffic impacts, and schools.

LR-SPA 1.2—Mix of Land Uses

The SPA encourages a mix of land uses, including a variety of residential densities, employment/office uses and commercial uses to serve the local neighborhood as well as the region. The incorporation of higher density housing within the mixed-use commercial area to compliment retail and employment uses is encouraged. The final SPA shall establish guidelines for the mix of uses desired within the Activity Center and the appropriate configuration (i.e. vertical or “stacked” mixed-use, or horizontal or “side-by-side” mixed-use) of uses within it.

The development of the subject property constitutes a relatively small segment of the overall Lompa Specific Plan area. This particular area is designated for Medium Density Residential, whereas other areas are designated as Mixed Use Residential and Mixed Use Commercial. The overall buildout of Lompa Ranch will yield a diversity of uses. However, the Blackstone Ranch Specific Plan will provide for medium density residential uses as opposed to a diversity of uses.

LR-SPA 1.3—Development of Activity Center

The Master Plan Land Use Map identifies an “Activity Center” in the vicinity of the freeway and Highway 50 East. In the Mixed-Use Commercial portion of the property, an Activity Center should be integrated into the surrounding neighborhood and should incorporate a mix of complementary uses (including residential), increased densities, clear pedestrian connectivity and other transit supportive features.

While an Activity Center is not specifically identified in the new Blackstone Ranch SPA, the proposed SPA does address connectivity issues including trails and roadways that will allow for access to the Activity Center.

LR-SPA 1.4—Mix of Housing Types

A range of housing types shall be included in the SPA, including single-family detached, single-family attached, duplexes, multi-family residential units and housing included as part of the mixed-use development to meet varying functional and pricing needs. Single family neighborhoods shall provide a range of lot sizes.

The overall Lompa Ranch Specific Plan will, upon build out, have a variety of housing types. The housing included in the Blackstone Ranch Specific Plan will contribute to that variety. However, the housing in the Blackstone Ranch Specific Plan area will be medium density residential as opposed to a range of densities. This is consistent with the Lompa Ranch Specific Plan.

LR-SPA 1.5—Compatibility with Existing Neighborhoods

Land use patterns and development intensity shall be designed to provide for compatibility with existing, surrounding neighborhoods, including consideration of lot sizes and development intensities adjacent to existing residential neighborhoods.

The subject property is somewhat isolated in that it has a freeway to the east, a recreational linear park to the north, and vacant industrial land to the south. The one area where compatibility is a consideration is the residential area to the west. The subject property is planned for medium density residential, thus resulting in residential uses adjacent to residential uses. The intensity of uses in the area to the west is somewhat diverse in that the properties on the northside of Railroad Drive are one acre lots, while the lots on Trolley Way are in the 7,000 square foot range. The applicant is proposing a Single Family 6000 zoning district that would yield a minimum lot size of 6,000 square feet, but has included Policy 2.1.1.b which states “Neighborhood density shall properly relate to adjoining developed areas and provide for transition between neighborhood types. Proper transitions can include feathering of density / lot size, landscape buffers, or walls/fences that serve to identify community boundaries.” Incorporation of this policy will allow for the Planning Commission and the Board to consider the lot sizes abutting Trolley Way homes during the tentative map process.

LR-SPA 2.1—Roadway Linkages

The general vehicular circulation network shall be established with the final SPA to connect the neighborhood within the SPA and surrounding neighborhood and shall include, at a minimum:

- *a north-south collector between Highway 50 East and Fifth Street;*
- *connection of the north-south collector to Robinson Street;*
- *a collector from Fifth Street to Railroad Street across the Linear Park;*
- *and other roadways and connections as required by a traffic study.*

The Blackstone Ranch SPA addresses the Roadway. Section 3.6.b states:

“Railroad Street will be extended as a collector street to the northern boundary of the Linear Park. All development plans, including construction plans, will reflect this improvement and the road will be constructed at the time of site improvement. Consistent with the Lompa Ranch SPA, the intent of the collector street is to connect Railroad Street to Fifth Street.”

When the property to the north of the linear park prepares its specific plan, consistent with policy LR-SPA 2.1, it will include a policy to continue the collector from the northern boundary of the linear park to Fifth Street.

LR-SPA 2.2—Traffic Study Requirement

A traffic study shall be required for review with the final SPA. The traffic analysis shall meet the requirements of the Carson City Development Standards and shall be conducted for the buildout of the entire SPA.

A traffic study is included in the Blackstone Ranch SPA. The Traffic Study concludes that no traffic mitigations are needed as all the study intersections operate at acceptable levels of service conditions with the addition of the project traffic. Per 3.7 of the Blackstone Ranch Specific Plan, a comprehensive traffic impact analysis for the overall Blackstone Ranch SPA shall be reviewed and approved with the tentative map. Additionally, updates to the master traffic impact analysis shall be provided for any project generating more than 80 peak hour trips to determine if roadway upgrades / improvements are triggered.

LR-SPA 2.3—Pedestrian and Bicycle Connections

Pedestrian and bicycle connections shall be provided to link all internal neighborhoods to each other and all areas of the development to:

- *the linear park south of Fifth Street and along Fifth Street;*
- *any commercial, mixed use or employment areas with the SPA;*
- *the Highway 50 East multi-use path;*
- *the high school;*
- *Saliman Street;*
- *any internal trails, open space and parks provided as part of the SPA development.*

Section 3.1.2 of the Blackstone Ranch SPA addresses Trails and Pathways. It calls for path connectivity from the future development on the subject property to the city's Linear Park multi-use path, and to the future north/south multi-use path along the west side of the Carson City Freeway. This is consistent with the recommendation in the Traffic Impact Study, which recommends that the project construct a connection to the multi-use trail north of the project site to provide for a quality walking and cycling connection to Freemont Elementary School.

Per 3.1.2.c, the design of the future projects internal pathway / sidewalk system will be reviewed for compliance with the Unified Pathways Master Plan at the time of development review.

To improve clarity, staff recommends that language associated with 3.1.2.b and 3.1.2.c be modified as follows:

3.1.2.b The Unified Pathways Master Plan (UPMP) identifies two non-motorized path systems adjacent to the subject property. Future development plans will provide for path connectivity from the proposed development to the City's Linear Park multi-use path along the west side of the Carson City Freeway. These two neighborhood access corridors shall be approximately 30 feet wide and have ten foot wide multi-use paths located in them. A public access easement or a similar legal instrument will be utilized to grant public access in perpetuity for these two neighborhood access corridors. The applicant will prepare the legal documents and record with final map.

3.1.2.c Chapter 7 in the UPMP provides the City's sidewalk policies and implementation strategies for pedestrian connectivity within developments and between project sites and the City's existing sidewalk / path systems. The design of the sidewalk system, including pedestrian crosswalks, connections to the adjacent residential neighborhood, and connections to the City's non-motorized path system will be reviewed for consistency with the UPMP at the time development is proposed.

LR-SPA 3.1—Floodplain and Drainage

The existing floodplain shall be identified based on FEMA mapping with post-freeway drainage improvements for development of the final SPA. In order to develop the property, drainage improvements will be required to mitigate the 100-year floodplain on the property. This may also require amending the FEMA mapping through a letter map amendment process. Once the new floodplain is determined, designated land use intensities shall be developed outside this floodplain area.

An overall storm water management plan shall be developed with the final SPA to ensure adequate drainage facilities to serve the entire SPA area.

A detailed wetlands delineation shall be provided with the final SPA identifying any areas that meet the Federal 404 definition of wetlands. Following wetland identification, designated land use intensities shall be developed outside the wetlands.

The applicant submitted a Conceptual Drainage Study with the application for a Specific Plan. This document has been reviewed by the City's Engineering Division, and incorporates design standards consistent with City standards and FEMA standards to accommodate one hundred (100) year peak flows, hence mitigating adverse storm water conditions and impact on downstream properties.

Section 3.4 of the Blackstone Ranch SPA addresses Stormwater Management. With respect to FEMA mapping, subsection "e" acknowledges that prior to the recordation of the final map, a Conditional Letter of Map Revision (CLOMR) must be approved with design recommendations for the channel to accommodate one-hundred year peak flows.

A wetland delineation is currently being prepared, and is anticipated to be complete by June 30, 2018. The wetland delineation will be incorporated into any future development plans, with an explanation of any mitigation requirements associated with the Federal permitting.

LR-SPA 4.1—Quality Design

The final SPA shall promote a variety and visual interest in the design of new residential neighborhoods through the incorporation of varied lot sizes, building styles and colors, garage orientation and other features.

The final SPA shall promote variety and visual interest in the design of new commercial centers through the incorporation of well-articulated building facades, clearly defined entrances and pedestrian connections, landscaping and other features.

The Blackstone Ranch SPA sets forth design standards that promote variety and visual interest for residential properties within the SPA area. The applicant has dedicated Chapter 2 in its entirety to design standards and guidelines that are intended to create a high level of quality in residential development within the SPA. The standards in the Blackstone Ranch SPA includes policies related to "forward" architecture, not allowing garages to dominate the building façade, providing visual interest in the streetscape pattern, limiting fencing materials, mandating

architectural features, limiting roof materials, and having architectural standards that promote an upscale development concept that reflects a western and ranching heritage while providing for modern features.

LR-SPA 5.1—Provision of Park, Multi-Use Paths and Open Space Facilities

Parks shall be provided commensurate with demand created by the SPA development consistent with the City's adopted Parks and Recreation Master Plan standards. Drainage and flood control areas may be used as part of the parks and multi-use trail system. Parks shall be connected to existing multi-use trail facilities. Parks, open space and multi-use path areas shall be generally depicted on the final SPA Land Use Plan.

Section 3.1 of the Blackstone Ranch SPA addresses Parks, Open Space, and Trails. No public parks will be incorporated into the development as the Parks and Recreation Master Plan does not call for them.

As previously noted, path connectivity to the City's Linear Park multi-use path located on the north side of the linear ditch and to the future north/south multi-use path along the west side of the Carson City Freeway will be incorporated into any future development. These pathways will be designated for public access in perpetuity. The internal pathway system will be evaluated for compliance with the UPMP at the time a development is proposed.

LR-SPA 6.1—Extension of Public Utilities

Water, sewer, storm drainage, gas, electric, telephone and cable television utilities shall be extended to serve the entire SPA and shall be coordinated with the applicable providers to ensure such facilities can be provided for the proposed development.

As part of the application for a Specific Plan, the applicant submitted Water and Sewer Demands for Saliman Road & Fairview Drive 26.89 Acre Conceptual Drainage Study, a technical document prepared by a licensed engineer. The City's Engineering Division has reviewed these documents.

Section 3 of the Blackstone Ranch SPA addresses Public Services and Infrastructure. Sanitary Sewer is addressed in Section 3.2. The policies obligate a future developer to preparing a final sewer report to demonstrate capacity to serve the development with each individual project. The site has no known constraints which would impact the ability to be served by a gravity fed extension of the public sewer.

Water is addressed in Section 3.3. Policy "b" states the sizing of water lines is to be sufficient to accommodate ultimate buildout, with a trunk line running in Railroad Drive.

Stormwater is addressed in Section 3.4. Policy "a" states that drainage channels shall be designed to contain the existing off-site watershed discharges as well as the existing discharges from the SPA area. Policy "b" states that existing drainage patterns shall be maintained.

Utility Services are addressed in Section 3.5. Policy "b" states that plans for electrical, natural gas, telephone, and cable service shall be reviewed and approved by the applicable purveyor prior to the issuance of a building permit.

LR-SPA 6.2—Undergrounding of Utilities

All utilities, including electric, shall be extended underground from their present locations to serve the development.

Section 3.5 of the Blackstone Ranch SPA states that all utility services within the new SPA shall be undergrounded and that overhead power lines shall be prohibited.

LR-SPA 6.3—School Facilities

The applicant shall work with the Carson City School District to establish adequate school sites and facilities, as necessary, to provide for adequate levels of service for the proposed development.

Section 3.8 of the Blackstone Ranch SPA provides for the future developer to provide estimated student enrollment projections to the Carson City School District.

LR-SPA 7.1—Adequate Public Safety Facilities

Adequate police and fire protection needs to be established within the SPA. Police and fire protection at an urban level of service needs to be demonstrated. Any additional services or facilities necessary to provide this level of service should be established on a prorated basis to serve the entire SPA.

No special or extraordinary services are incorporated into the Blackstone Ranch SPA. It is anticipated the future development of this site will not compromise the level of service.

LR-SPA 7.2—Fire Station Location

The applicant shall work with the Carson City Fire Department to identify potential fire station locations, including off-site locations in the vicinity, to adequately serve the proposed SPA development area.

This policy was addressed in the Lompa Ranch North Specific Plan.

PUBLIC COMMENTS: Public notices were mailed to 49 adjacent property owners within 600 feet of the subject parcels in accordance with the provisions of NRS and CCMC 18.02.045 on May 11, 2018. At the time of the writing of this report, staff has not received any formal comments. Staff did have an informal conversation with one abutting neighbor who suggested the incorporation of a sound wall along the freeway. This recommendation is not included in the document.

Any other comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

All comments and revisions received by City departments have been incorporated into the document or into the motion.

FINDINGS: Staff recommends the following findings for approval of the Master Plan Amendment pursuant to the Carson City Municipal Code Section 18.02.070, Master Plan and 18.02.075, Zoning Map Amendments and Zoning Code Amendments.

Master Plan Amendment Findings

1. ***The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan.***

As discussed in detail in the Discussion section in this staff report, the proposed Blackstone Ranch SPA is in compliance with policies set forth in the original Lompa Ranch SPA.

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

The proposed amendment provides for land uses that are compatible with existing adjacent land uses by creating the same or similar land use designations and intensities. The proposed SPA also includes a policy 2.1.1.b to specifically address compatibility, stating “Neighborhood density shall properly relate to adjoining developed areas and provide for transition between neighborhood types. Property transitions can include feathering of density/lot size, landscape buffer, or walls/fences that serve to identify community boundaries.” This policy will be implemented during the review of a development project.

3. ***The proposed amendment is in response to changed conditions that have occurred since the plan was adopted and the requested amendment represents a more desirable use of land.***

It has been anticipated that development would ultimately occur on the Lompa Ranch. The 2006 Carson City Master Plan adopted a SPA for the Lompa Ranch area that outlined, in general terms, desired land use designations and policies for future development. A requirement of the original Lompa Ranch SPA was to create and adopt a new SPA for the area to address development. The proposed amendment is in response to this requirement and represents the desired use of the land as set forth in the original Lompa Ranch SPA.

4. ***The requested amendment will promote the desired pattern of orderly physical growth and guides development based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.***

The requested amendment creates a new SPA for the Lompa Ranch properties on the east end of Railroad Drive. It provides development policies and design standards that promote desired growth patterns and quality development for the area as envisioned with the 2006 adoption of the original Lompa Ranch SPA.

Zoning Map Amendment Findings

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

The original Lompa Ranch SPA states in Policy LR-SPA 1.1 – Specific Plan Area Requirement, that appropriate zoning of the property may be included as part of the SPA process. The applicant is proposing a Zoning Map Amendment in conjunction with the adoption of the Blackstone Ranch SPA that will make the underlying zoning of the

properties consistent with the land use designations proposed with the new SPA, and will support the goals and policies set forth in the new SPA.

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

The proposed Zoning Map Amendment will change the zoning of the Blackstone Ranch SPA properties to Single Family 6000. This is a residential zoning district that will be compatible with existing adjacent land uses, particularly those residential uses located to the west of the site.

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

The proposed Zoning Map Amendment is consistent with the proposed land use designations in the proposed Blackstone Ranch SPA and is appropriately proposed for adoption at the same time as the new SPA. Provisions have been set forth in the policies and development standards of the new SPA to ensure that public services and facilities are adequately planned for and will not adversely impact the public health, safety and welfare.

Attachments:

Planning Commission Master Plan Amendment Resolution 2018-PC-R-3
Blackstone Ranch Specific Plan Design Guidelines Dated May 10, 2018.
Blackstone Ranch Master Plan Amendment and Zone Change Application

Blackstone Ranch Specific Plan Design Guidelines



Prepared by:



MPA - 17 - 185

ZMA - 17 - 186

May 10, 2018

BLACKSTONE RANCH SPECIFIC PLAN

DESIGN STANDARDS

Prepared for:

Blackstone Development Group
439 W. Plumb Lane
Reno, Nevada 89509

Prepared by:

Michele Rambo, AICP
Rubicon Design Group, LLC
1610 Montclair Avenue, Suite B
Reno, Nevada 89509
(775) 425-4800

May 10, 2018

Blackstone Ranch Specific Plan Design Standards

TABLE OF CONTENTS

CHAPTER 1 – INTRODUCTION	1-1
1.1 Location	1-1
1.2 Purpose	1-1
1.3 Vision	1-2
1.3.1 Land Use Pattern	1-2
1.3.2 Sense of Place and Community	1-3
1.3.3 Diverse Housing Mix	1-3
1.3.4 Implementation	1-3
1.4 Allowed Uses	1-4
1.4.1 General Standards	1-5
CHAPTER 2 – DESIGN STANDARDS AND GUIDELINES	2-1
2.1 Single Family Residential Areas	2-1
2.1.1 Neighborhood Diversity	2-1
2.1.2 Single Family Neighborhood Design	2-2
2.1.3 Single Family Grading	2-3
2.1.4 Single Family Landscaping	2-3
2.1.5 Single Family Lighting	2-4
2.1.6 Single Family Walls and Fencing	2-4
2.2 Architecture Standards and Guidelines	2-5
2.2.1 Architectural Theme	2-5
2.2.2 Residential Architectural Elements	2-5
2.2.3 Single Family Residential Architecture	2-6
2.2.4 Single Family Building Mass and Form	2-6
2.2.5 Single Family Roof Form	2-6
2.2.6 Single Family Materials and Colors	2-7
2.2.7 Single Family Garages	2-7
CHAPTER 3 – PUBLIC SERVICES AND INFRASTRUCTURE	3-1
3.1 Parks, Open Space, and Trails	3-1
3.1.1 General Standards	3-1
3.1.2 Trails and Pathways	3-1
3.1.3 Open Space	3-2
3.1.4 Parks – General Standards	3-2
3.2 Sanitary Sewer	3-2
3.3 Water Service	3-3

Blackstone Ranch Specific Plan Design Standards

3.4	Storm Water Management.....	3-3
3.5	Utility Services	3-4
3.6	Roadways	3-4
3.7	Traffic Impacts	3-4
3.8	Schools	3-5
3.9	Phasing	3-5

Blackstone Ranch Specific Plan Design Standards

1. Introduction

1.1 Location

The Blackstone Ranch Specific Plan Area encompasses 26.89± acres located west of Interstate 580, north of Fairview Drive, at the east end of Railroad Drive. Figure 1 (below) depicts the Lompa Ranch in context with the surrounding area.



Figure 1 – Blackstone Ranch Specific Plan Area

1.2 Purpose

The purpose of this Development Handbook is to provide for the orderly development of the Blackstone Ranch Specific Plan Area (SPA) as envisioned, while assuring that the stated desired level of quality is achieved. With the implementation of public and private improvements, the standards and guidelines contained herein establish a common framework to guide improvement plans. The development of the property is controlled and restricted by these development requirements as well as by all applicable

Blackstone Ranch Specific Plan Design Standards

government codes and regulations. This Development Handbook is not intended to limit creativity or prevent variation necessary to respond to unique site conditions, but rather to generate consistency and quality throughout the SPA.

This SPA is for the Blackstone Ranch property specifically identified with this document. Future development of the remaining Lompa Ranch properties as identified in the 2006 Carson City Master Plan shall be required to receive approval of a new SPA for those areas prior to development.

1.3 Vision

The Blackstone Ranch SPA is intended to provide for a sustainable community that includes a range of land uses that complement not only each other but those that currently exist outside of the SPA boundaries. The vision is to provide for a viable community that promotes a variety of housing types which will be supported by well-balanced commercial, recreational, and educational opportunities in the surrounding community.

Complementing the neighborhood within Blackstone Ranch will be a network of sidewalks and pathways throughout the community, providing non-vehicular connectivity to the regional components of the area. Throughout Blackstone Ranch, consistent design themes, entries, and landscape treatments will establish a sense of place/community and recall the property's ranching roots.

1.3.1 Land Use Pattern

The land uses within Blackstone Ranch provides for compatible densities and intensities to the surrounding areas. This will result in a synergy that attracts both residents to the neighborhood and businesses to the surrounding area, supports walkability within the community to commercial, recreational, employment, and public activities, and minimizes the consumption of land associated with traditional suburban development by encouraging and creating a more compact development pattern that is efficient for infrastructure, public services, and maintenance.

Blackstone Ranch Specific Plan Design Standards

1.3.2 Sense of Place and Community

Creating a sense of place is one of the key components in creating a vibrant and balanced community. A sense of place is fostered within Blackstone Ranch by creating human-scale environments in which the individual can feel both comfortable and safe. This includes provisions for walking paths and common design themes. Furthermore, the Blackstone Ranch SPA promotes and provides for connectivity between various neighborhoods and uses that are integrated through the design standards included within this handbook.



1.3.3 Diverse Housing Mix



The Blackstone Ranch SPA provides for neighborhood diversity by allowing for a mix of product types to support a wide range of resident interests and needs. The density included in the SPA will also support and complement planned commercial uses within the surrounding area. Furthermore, this diversity in housing types serves to break up the monotony of traditional residential development by reinforcing the dynamics of character and identity within the neighborhood.



1.3.4 Implementation

This handbook will be used by the Carson City Community Development Department as a guide for reviewing future projects within the boundaries of the Blackstone Ranch SPA.

Blackstone Ranch Specific Plan Design Standards

1.4 Allowed Uses

Allowed uses within the Blackstone Ranch SPA shall be determined based on the underlying zoning categories, as included in the Carson City Municipal Code Title 18. The zoning districts included within Blackstone Ranch are depicted below:

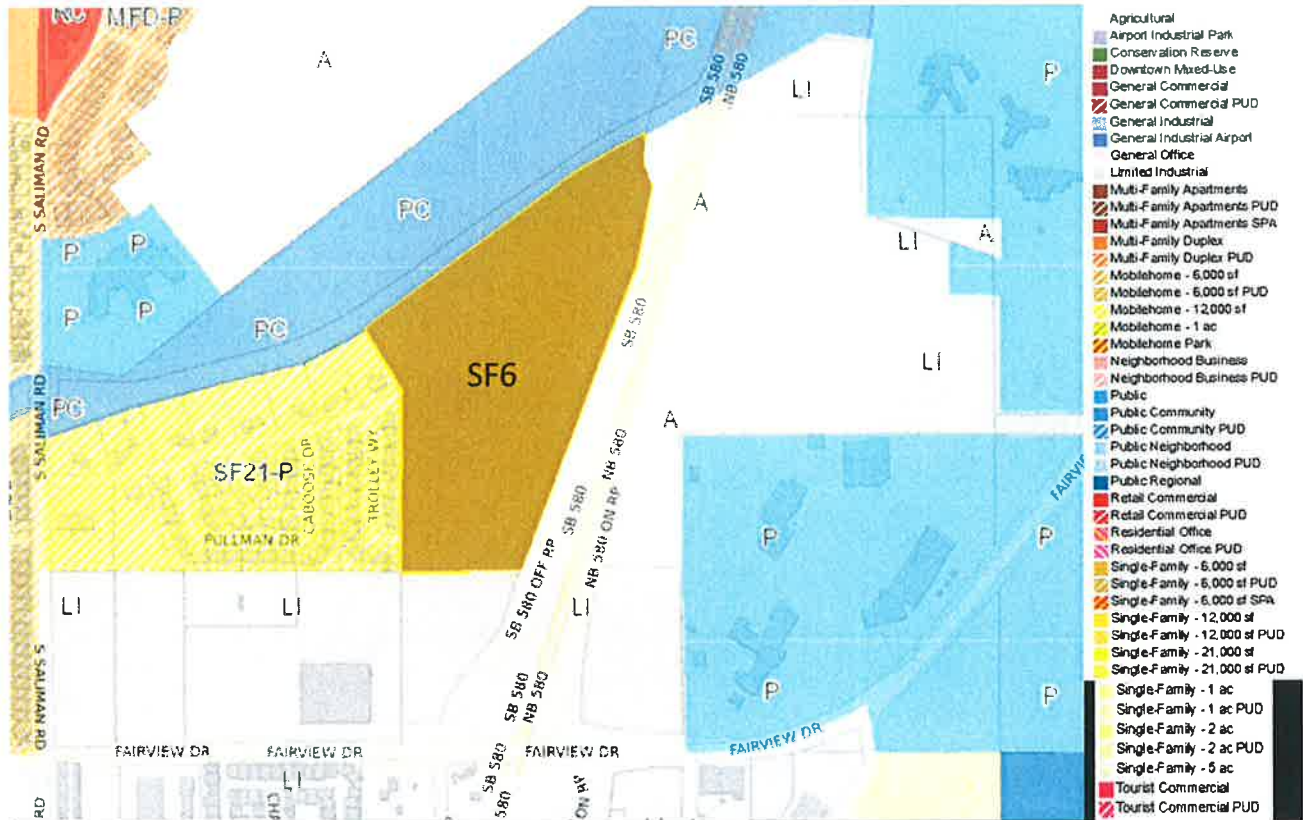


Figure 2 – Blackstone Ranch Zoning

Blackstone Ranch Specific Plan Design Standards

Master Plan land use designations for the Lompa Ranch SPA are included below:

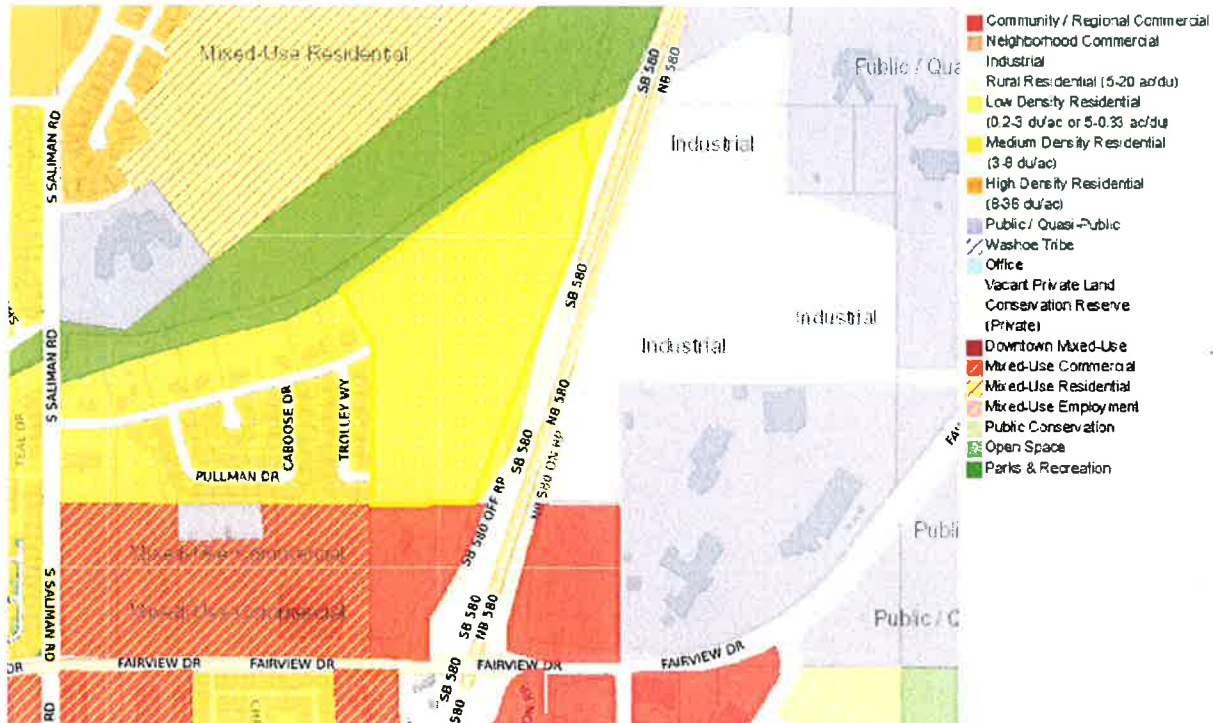


Figure 3 – Blackstone Ranch Land Use

1.4.1 General Standards

- The Blackstone Ranch SPA is envisioned to include single-family residential uses on lots consisting of a minimum of 6,000 square feet.
- Land use is determined based on zoning. Zoning adopted with this Specific Plan shall be reviewed and approved by the Carson City Planning Commission and Board of Supervisors and deemed to be appropriate for the site(s).
- Uses within Blackstone Ranch shall conform to the underlying zoning district(s) assigned to the individual parcels as outlined in Title 18 of the Carson City Municipal Code
- Supplemental review required for specific uses within zoning categories such as Special Use Permits shall remain in effect per the Carson City Municipal Code (refer to allowed uses within individual zoning categories).

Blackstone Ranch Specific Plan Design Standards

e) This Specific Plan shall not grant any special privileges or waivers in terms of public review or entitlements otherwise required under the Carson City Municipal code in terms of allowed uses or supplemental review.

Blackstone Ranch Specific Plan Design Standards

2 Design Standards and Guidelines

The site planning standards and guidelines address general provisions of site development which include building orientation, grading and drainage, parking areas, landscape, lighting, signs, walls and fences, and service areas. Site planning controls the proper placement of buildings and internal roads that service and access the community. It addresses the linkages and land use relationships at a human-scale, in order to create a stimulating and visually pleasant community. The goal is to promote pedestrian activity and safety, create visual compatibility with surrounding neighborhoods and minimize negative impacts on the natural environment.

2.1 Single Family Residential Areas

2.1.1 Neighborhood Diversity

Single family areas within the Blackstone Ranch SPA will include varied housing types in order to create visual interest within the project. This can be accomplished through the use of varied housing types, distinct architectural styles and elements, etc.

- a) Densities within single family areas will average approximately 4-7 dwelling units per acre.
- b) Neighborhood density shall properly relate to adjoining developed areas and provide for transition between neighborhood types. Proper transitions can include feathering of density/lot size, landscape buffers, or walls/fences that serve to identify community boundaries.
- c) The Blackstone Ranch SPA boundary may create its own sense of identity through the use of entry features that include distinctive signage, entry treatments, landscape improvements, water features, etc.
- d) The density found within the Blackstone Ranch SPA can encourage varied product types including single family detached homes, patio homes, clustered houses, etc. Additionally, new urbanism design principles such as house-forward designs with residential alleyways are permitted within the SPA.
- e) A single architectural style is encouraged throughout the SPA in order to provide a cohesive neighborhood identity to the Blackstone Ranch.

Blackstone Ranch Specific Plan Design Standards

2.1.2 Single Family Neighborhood Design

The neighborhood within Blackstone Ranch will promote quality development that is complementary to the existing built environment, while establishing its own sense of identity through uniform and innovative design standards.

- a) To the extent possible, “forward” architecture shall be used in the design of homes. This is accomplished by placing entries, windows, front porches, and living areas towards the street on most plan variations.
- b) With the exception of zero lot line lots, plans should be reversed and plotted so that garages and entries are adjacent to each other. This creates an undulating sense of setback. Occasionally this pattern should be broken so that it will not become overly repetitious or reflected by the massing across the street.
- c) The garage shall not be the dominant feature of the building facade facing the street and should be offset through architectural detailing for garage forward elevations.
- d) So as not to contribute to a repetitious and monotonous appearance along the street, the use of varying building setbacks from the street right-of-way is encouraged.
- e) The neighborhood shall provide connections into the surrounding community trail system as outlined in Section 3.1.2 of this document.

g) In order to avoid a “walled-in” feel, homes backing to parks, open space, or drainage corridors may include open rear fencing. This includes the use of split rail or iron fencing. See example to right.

h) Setbacks for single family residential areas shall comply with the underlying zoning district for which the subdivision is located. In order to provide for visual interest within the streetscape, front setbacks may be reduced up to 5 feet in order to achieve a non-monotonous/repetitive streetscape pattern.



Blackstone Ranch Specific Plan Design Standards

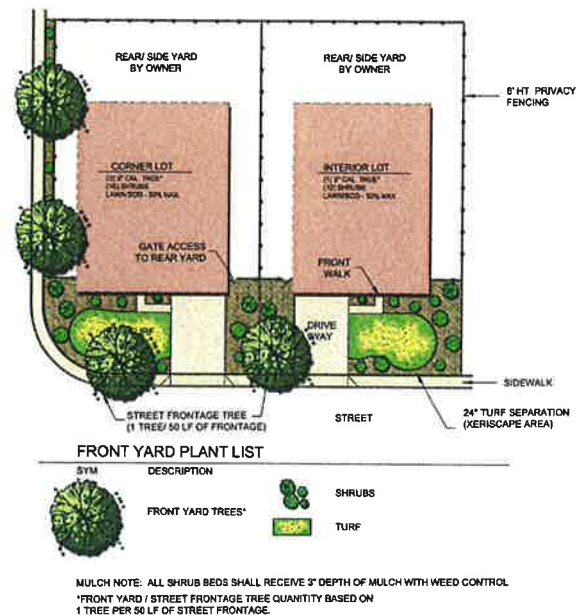
2.1.3 Single Family Grading

- a) The design of residential neighborhoods shall be sensitive to the natural terrain, and structures shall be located in such a manner so as to preserve natural site features and drainage ways. Any grading of the site terrain shall blend with the natural topography of the site.
- b) Graded slopes shall be rounded resulting in smooth, harmonious transitions between the man-made terrain and the natural terrain.
- c) All graded slopes shall be revegetated prior to building occupancy. If climatic conditions or other circumstances prevent planting at the time of occupancy a bond shall be provided for landscaping during the subsequent growing season or other arrangements made for revegetation, subject to the approval of the administrator. Drought tolerant plant species shall be utilized to help minimize erosion.

2.1.4 Single Family Landscaping

- a) Front yard landscaping shall be installed by the builder prior to the occupancy of the individual home. See example to right.
- b) Front yard landscape packages shall provide for a minimum of 1 tree per 50 lineal feet of street frontage as well as a minimum of 12 shrubs. Trees shall be a minimum of 1-inch caliper for deciduous and 6 feet for evergreens. Shrubs shall be a minimum of 2 gallon.
- c) Xeriscape options for front yards shall be permitted. Xeriscape packages must include the required trees and shrubs outlined under the previous standard.
- d) Front yard landscaping is required for all homes and will be reviewed and approved with the tentative map establishing installation timing.

- e) Front yard landscape packages shall include an automatic irrigation system.



TYPICAL FRONT YARD PLAN

Blackstone Ranch Specific Plan Design Standards

2.1.5 Single Family Lighting

- a) Lighting shall be designed to emphasize community amenities, provide continuity along street corridors, and ensure the safety of residents and users.
- b) Exterior lighting shall be shielded from projection offsite and designed to be compatible with the architectural and landscape design of the home.

2.1.6 Single Family Walls and Fencing

- a) Walls may be used where necessary to provide privacy and security for residential neighborhoods when adjacent to arterial or collector roadways, or when adjoining non-residential uses.
- b) Walls within the community shall not become the dominant visual element and walls where needed shall blend into the overall landscape.
- c) Walls within Blackstone Ranch shall not exceed 6 feet in height. Acceptable materials include stone, stone veneer, split face/precision block, slump stone, and stuccoed CMU.
- d) Open fencing may be used where the rear of individual lots are adjacent to open space. See examples below.
- e) Open fences at rear yards may include landscaping with trees and shrubs to screen views of private yards from adjacent properties, common areas, and/or roadways.
- f) Acceptable open fencing materials include wood or vinyl split-rail or wrought iron. See examples below.



Blackstone Ranch Specific Plan Design Standards

g) Single family residential lots may include solid privacy fences. Acceptable materials include wood and vinyl. Privacy fencing shall not exceed 6 feet in height.

h) Chain link fencing is prohibited within residential areas.

2.2 ARCHITECTURE STANDARDS AND GUIDELINES

2.2.1 Architectural Theme

It is the intent of the Blackstone Ranch SPA to promote a high-quality development that incorporates an architectural style that reflects the historical ranching aspect of the area. Therefore, a ranch and craftsman architectural theme is adopted with the Blackstone Ranch SPA.

Variations on the ranch/craftsman style are encouraged in order to promote creative design, innovative features, and high-quality elevations. Variations may include the introduction of southwestern elements such as barrel tile roofs or Victorian elements such as wrap-around porches. These deviations will be complementary to the overall theme and can add visual interest within the community.

2.2.2 Residential Architectural Elements

a) New structures within Blackstone Ranch shall, at a minimum, incorporate a minimum of two of the following elements:

- Gable roofs with deep overhangs.
- Exposed rafters, brackets, columns, etc.
- Decorative doors and windows
- A mixture of 2 (at a minimum) exterior elements including stucco, wood siding or shingles, brick, or stone
- Exterior porches or courtyards

b) Acceptable roofing materials include concrete or clay tile, slate, or architectural grade (30+ year) composition asphalt shingles. Metal roofing may be used as an architectural element in conjunction with the previously listed materials.

c) Flat roofs are prohibited in residential areas.

Blackstone Ranch Specific Plan Design Standards

- d) Metal buildings, other than accessory sheds not to exceed 250 square feet, are prohibited.
- e) Modular homes are not permitted within the Blackstone Ranch SPA.
- f) Building articulation shall include a minimum of 4 separate roof planes incorporated on front/primary elevations. Front/primary elevations shall contain a minimum of 2 wall planes offset by a minimum of 3 feet.
- g) Building colors shall utilize an earth tone pallet such as browns, tans, whites, greens, deep reds and oranges, pale yellows, etc. The use of bright or vibrant colors is prohibited with the exception of highlighting architectural elements.

2.2.3 Single Family Residential Architecture

Architectural standards for residential areas promote an upscale development concept that reflects a western and ranching heritage while providing for modern features. Although neighborhoods may include distinctive architectural designs, common elements serve to create a cohesive community that creates a sense of place.

2.2.4 Single Family Building Mass and Form

- a) Home facades shall incorporate the architectural style and materials outlined in section 2.2.2.
- b) A minimum of 3 distinctive floor plans shall be used within the subdivision.
- c) Architectural details and stylings used on the front of the home shall be carried over to all elevations.
- d) A minimum of 3 distinctive front elevations shall be included for each model within the subdivision. Matching elevations shall not be allowed to repeat next to each other.
- e) Varied setbacks, floorplans, and elevation packages shall be used within the subdivision to create a visually interesting streetscape.

2.2.5 Single Family Roof Form

- a) Roof planes are required to vary through the use of architectural features such as dormers, gables, hipped roofs, and variations in pitch appropriate to the home's chosen architectural style.

Blackstone Ranch Specific Plan Design Standards

2.2.6 Single Family Materials and Colors

- a) As mandated within other provisions of this handbook, single family homes shall incorporate an earth tone color palette. The use of bright and vibrant colors is prohibited with the exception of enhancing key architectural elements and features.
- b) Conflicting architectural styles within a single subdivision shall be prohibited.
- c) Building materials and elements shall be consistent with those outlined under previous standards.

2.2.7 Single Family Garages

- a) Garages shall include a minimum of 5 feet offset from inhabitable areas. Front elevations should provide focus on living areas and not garages.
- b) Home plans shall incorporate one of the garage designs listed below and the subdivision shall incorporate both of these techniques to reduce the emphasis of the garage on the street (see examples below).



- Recessing garage back a minimum of five (5) feet in relationship to the front of the house.



- Incorporation of a side-load garage that eliminates the continuous view of garage doors from the street.

Blackstone Ranch Specific Plan Design Standards

c) Garage forward plans shall be permitted when offsets (5 feet minimum) exist for the garage in order to provide visual distinction between the garage and residence. See examples below.



Blackstone Ranch Specific Plan Design Standards

3 Public Services and Infrastructure

3.1 Parks, Open Space, and Trails

The Blackstone Ranch SPA envisions a community that is linked by pedestrian connectivity within the development and between the project site and the City's existing sidewalk/path system per Chapter 7 in the UPMP. The intent of these standards is to implement the provisions of the Unified Pathways Master Plan, Parks and Recreation Master Plan, and Open Space Master Plan adopted by Carson City.

3.1.1 General Standards

- a) A Homeowners Association (HOA) shall be formed by the Master Developer to provide for the maintenance and upkeep of any open space, landscaping, trails, and amenities. The HOA shall be in place prior to the issuance of the first certificate of occupancy.
- b) Design of any open space areas shall follow the standards and policies of the Carson City Open Space Master Plan, adopted by Carson City in June 2000.
- c) Sidewalks and pathways, unless otherwise described in this document, shall conform to the standards and policies of the Unified Pathways Master Plan adopted by Carson City on April 6, 2016 (as revised March 15, 2007).

3.1.2 Trails and Pathways

- a) Trails, pathways, and sidewalks not specifically called out within this section shall conform to the standards outlined in Section 6 of the Carson City Unified Pathways Master Plan (Pathway Types).
- b) Pathways shall be constructed as identified in the Unified Pathways Master Plan. The developer shall provide path connectivity to the linear park multi-use path to the north and to the future multi-use path along the east side of Interstate 580 subject to review and approval both Development Engineering and the Parks, Recreation, and Open Space Department. An access agreement or similar legal instrument is required to be in place prior to the issuance of the first building permit to provide access to these multi-use pathways in perpetuity.

Blackstone Ranch Specific Plan Design Standards

c) The developer shall be required to demonstrate that trail connectivity between parks, trails, and the overall open space network is being provided prior to tentative map approval. This shall be to the satisfaction of the Community Development and Parks and Recreation Departments.

3.1.3 Open Space

- a) Drainage channels shall be incorporated into any private open space areas.
- b) Open space areas shall be maintained through a private homeowners' association (HOA).
- c) Landscape medians, parkways, corridors, etc. included within common or open space areas shall be maintained by a private homeowners' association (HOA).
- d) Any open space areas that remain private shall not include public access (if privately owned) and shall be maintained by a private homeowners' association (HOA).

3.1.4 Parks – General Standards

- a) No public parks will be located within the Blackstone Ranch neighborhood.
- b) Development of the Blackstone Ranch neighborhood is subject to collection of Residential Construction Tax compliant with Carson City Municipal Code Section 15.60.
- c) Best management practices are required to be included in construction documents along with specification to reduce the spread of noxious weeds onto Carson City property.
- d) Small private parks or pocket parks may be permitted within individual subdivisions but shall be maintained by an HOA.

3.2 Sanitary Sewer

- a) All new development within the Blackstone Ranch SPA shall be required to connect to municipal sanitary sewer service.
- b) A final sewer report demonstrating capacity to serve the development shall be submitted with each individual project within the SPA boundary.
- c) The site has no known constraints which would impact the ability to be served by a gravity fed extension of the public sewer.

Blackstone Ranch Specific Plan Design Standards

3.3 Water Service

- a) All new development within the Lompa Ranch SPA shall be required to connect to municipal water service in a looped fashion acceptable to the City of Carson City.
- b) The sizing of water lines is to be sufficient to accommodate ultimate buildout with a trunk line running in Railroad Drive.
- c) All new development shall be required to pay applicable water connection fees and demonstrate that adequate water supply is available to serve the project and dedicated for use.
- d) Separate irrigation meters will be employed in accordance with the guidelines present at the time of connection.

3.4 Storm Water Management

- a) Drainage channels shall be designed to contain the existing off-site watershed discharges as well as the existing discharges from the SPA area.
- b) Existing drainage patterns shall be maintained.
- c) The linear park to the north of the property shall not be used for detention. However, a drainage easement may be requested to convey storm water flows to the linear ditch.
- d) A comprehensive drainage impact analysis for the overall Blackstone Ranch SPA shall be reviewed and approved with the final map and/or permit request. The analysis shall provide estimates of project impacts at buildout along with required upgrades, improvements, etc. as well as with triggers for when these improvements are required.
- e) Prior to the recordation of the final map, a Conditional Letter of Map Revision (CLOMR) must be approved with design recommendations for the channel to accommodate one-hundred-year peak flows.
- f) Low Impact Development (LID) practices and Best Management Practices (BMP) shall be implemented to identify storm water mitigation measures intended to control erosion and storm water pollution as close to the source as possible. Potential sources of pollution shall be infiltrated, evapotranspiration, captured and used, and/or treated through LID measures to mitigate adverse impact to downstream and adjacent properties.
- g) The northern extension of Railroad Drive across the ditch/linear park shall be designed in such a way to avoid flooding from storm water to the satisfaction of the City of Carson City as part of the final map design.

Blackstone Ranch Specific Plan Design Standards

h) A wetland delineation is currently planned for Spring of 2018. The completion deadline is June 30, 2018. No development shall occur within the Blackstone Ranch SPA until the wetland delineation has been completed.

3.5 Utility Service

a) All utility services within the Blackstone Ranch SPA shall be undergrounded. Overhead power lines shall be prohibited.

b) Plans for electrical, natural gas, telephone, and cable service shall be reviewed and approved by the applicable purveyor (i.e. NV Energy, Southwest Gas, ATT, etc) prior to the issuance of a building permit.

3.6 Roadways

a) All roadways within the Blackstone Ranch SPA shall comply with the standards and requirements included within the Carson City Municipal Code.

b) Railroad Street will be extended as a collector street to the northern boundary of the Linear Park. All development plans, including construction plan will reflect this improvement and the road will be constructed at the time of site improvement. Consistent with the Lompa Ranch SPA the intent of the collector street is to connect Railroad Street to 5th Street.

c) An additional point of access that does not rely on Railroad Street must be improved in advance of any final subdivision map approval with a use anticipated to generate more than 39 trips per day. Provided the intersection of Saliman and Railroad meets the City standards of Level of Service (LOS), the additional point of access may provide for emergency access only.

3.7 Traffic Impacts

a) A comprehensive traffic impact analysis for the overall Blackstone Ranch SPA shall be reviewed and approved with the tentative map. The analysis shall provide estimates of the project impacts at buildout along with required upgrades, improvements, etc. along with triggers for when these improvements are required. This traffic study shall focus on vehicular access management to and from the proposed Blackstone Ranch SPA community and discuss the the location of the north/south collector connection and the location and provision of the project's local road network along with potential improvements in the vicinity of the project.

b) Updates to the master traffic impact analysis shall be provided for any project generating more than 80 peak hour trips to determine if roadway upgrades/improvements are triggered.

Blackstone Ranch Specific Plan Design Standards

3.8 Schools

The following standards have been developed in conjunction with the Carson City School District:

- a) All residential development within the Blackstone Ranch SPA shall be required to provide estimated student enrollment projections to the Carson City School District for review.

3.9 Phasing

The Blackstone Ranch will be developed in one phase, with all improvements, infrastructure, and construction being done together.