



Carson City Planning Division

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MEMORANDUM

Planning Commission Meeting of August 29, 2018

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

FROM: Hope Sullivan, AICP
Planning Manager

DATE: August 28, 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.

Since the release of the packet, the staff has been in discussions with the applicant. In these discussions, we have identified opportunities to improve clarity as well as draft wording that will provide the applicant with initial flexibility in the road standards while providing the City with enforcement feasibility.

The substantive change being proposed is to modify the timing of improvement to City standards of the second access from fifty percent build out to seventy five percent build out.

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-seventy five percent buildout. Bonding in lieu of improvements is permissible provided that improvements are completed prior to full 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.