

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JULY 31, 2019

FILE NO: SUP-19-100

AGENDA ITEM: E.5

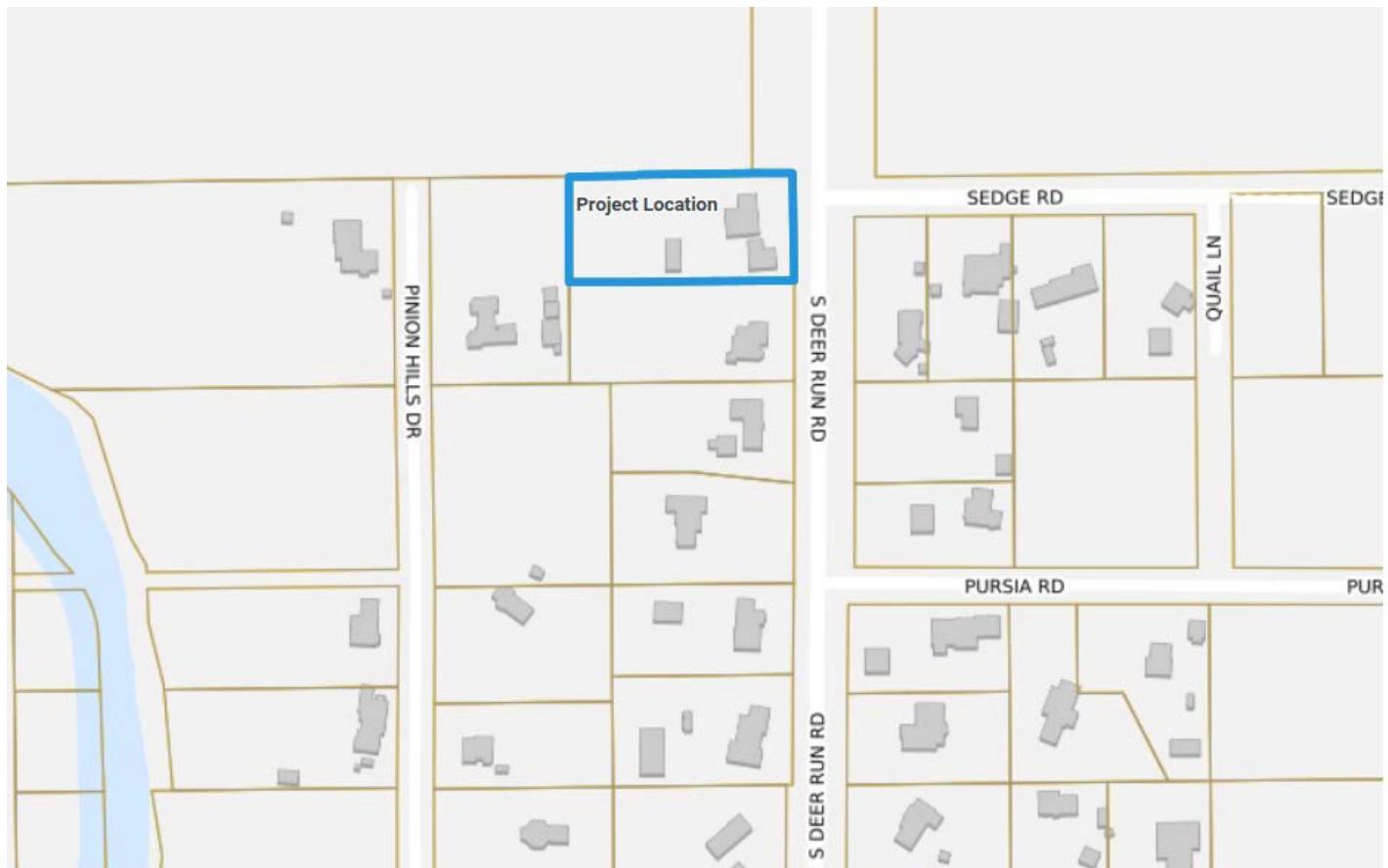
STAFF CONTACT: Heather Ferris, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to construct a detached workshop/garage building that results in accessory structures that exceed 75% of the size of the primary structure and 5% of the lot area on property located in the Single Family 1 acre zoning district, at 1120 South Deer Run Road, APN 010-082-17. (Heather Ferris, hferri@carson.org).

STAFF SUMMARY: *The applicant is seeking to construct a workshop/garage building measuring approximately 2,400 square feet. The detached accessory structures will exceed 75% of the size of the primary structure and 5% of the total lot area. Accessory structures that exceed these limitations are considered conditional uses. As it is a conditional use, the accessory structure may only be established upon approval of a Special Use Permit by the Planning Commission.*

PROPOSED MOTION: I move to approve SUP-19-100, based on the findings and subject to the conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off site improvements shall conform to City standards and requirements.
4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of issuance of the Special Use Permit. A single, one year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted the permit shall become null and void.

The following shall be submitted with a Building Permit application:

5. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
6. The exterior of the accessory building materials and colors will match the existing residence. The proposed colors shall be reviewed and approved by the Planning Division during the Building Permit submission.
7. A standard rural driveway apron must be installed at the street for the driveway that will serve the detached garage.
8. The first 20 feet of the driveway that serves the garage must be paved. The remainder of the driveway must be Class B aggregate base compacted to 95% relative compaction.

The following are general requirements applicable through the life of the project:

9. Any other detached accessory structures proposed for the site in the future will require additional review and approval of a Special Use Permit prior to construction.
10. All exterior lighting shall be in compliance with Development Standards Division 1.3.5. Any proposed exterior light fixtures must be reviewed and approved by Planning Division staff prior to installation.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits); 18.04.055 (Single Family 1 Acre); 18.04.190 (Residential Districts Intensity and Dimensional Standards); 18.05.055 (Accessory Structures).

MASTER PLAN DESIGNATION: Low Density Residential

PRESENT ZONING: Single Family 1 acres (SF1A)

KEY ISSUES: Will the proposed garage have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Public Recreation/vacant
EAST: Single Family 1 Acre/Single Family Residence
SOUTH: Single Family 1 Acre/Single Family Residence
WEST: Single Family 1 Acre/Single Family Residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: X (areas of minimal flooding)
2. EARTHQUAKE FAULT: Zone III, Moderate
3. SLOPE/DRAINAGE: The lot slopes to the west, toward the Carson River.

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 1.35 acres
2. PROPOSED STRUCTURE SIZE: 2,400 square feet
3. PROPOSED STRUCTURE HEIGHT: 19'2" to peak
5. REQUIRED SETBACKS: 30 feet from front; 15 feet from side; 20 feet from street side; 30 feet from rear. As proposed, the structure will meet these setbacks.
6. VARIANCES REQUESTED: None

DISCUSSION:

The applicant is proposing a 2,400 square foot accessory structure that will serve as a workshop and garage for storing and protecting vehicles owned by the resident of the property. The subject property already contains a single family residence, approximately 1,872 square feet in size; a detached garage, approximately 1,000 square feet in size; and a barn, approximately 1,152 square feet in size. The site is surrounded on three sides by residential properties. The parcel to the north is vacant and owned by Carson City. Many properties in the area have one or more accessory structures. It is common on parcels which are in rural locations to have accessory structures such as guest buildings, garages, barns, recreational vehicle storage areas, carports and corrals.

A garage/workshop is a permitted accessory use in the Single Family 1 acre zoning district, however, per Carson City Municipal Code (CCMC) Section 18.05.055 Accessory Structure, an accessory building exceeding 75% of the size of the primary structure requires approval of a Special Use Permit. Considering the two existing accessory structures and the proposed accessory structure, the total cumulative square footage would be 4,552 or approximately 243% of the size of the primary residential structure (1,872 square feet).

Additionally, CCMC 18.05.055 requires a Special Use Permit if the cumulative square footage of accessory structures will exceed 5% of the parcel size on parcels 21,000 square feet or more in size. The parcel is 1.35 acres (58,806 square feet) in size. As noted above, the cumulative square footage of the existing and proposed accessory structures is 4,552 square feet or 7.75% of the parcel size.

PUBLIC COMMENTS: Public notices were mailed to 31 property owners within 900 feet of the subject site on July 15, 2019. As of the date of writing of this report, staff has received one email correspondence (attached) indicating no objection to the project. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on July 31, 2019 depending on the date of submission of the comments to the Planning Department.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:

Plans were routed to commenting agencies and the following comments were received. Comments have been incorporated into the conditions of approval as appropriate.

Engineering Department:

The Engineering Division has no preference or objection to the special use request provided that the following conditions are met:

- A standard rural driveway apron must be installed at the street for the driveway that will serve the detached garage.
- The first 20 feet of the driveway that serves the garage must be paved. The remainder of the driveway must be Class B aggregate base compacted to 95% relative compaction.

ENGINEERING 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 discussion:

C.C.M.C. 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

The proposed detached garage will have a negligible impact to traffic, pedestrians, and road facilities if the above conditions of approval are met.

C.C.M.C. 18.02.080 (5d) - Public Services

The proposed detached garage will have no impact on public water or sewer facilities. The project will be required to meet development standards related to storm drain runoff and will have negligible impact to the natural drainage ways that serve the area.

C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

The project meets engineering standards for health and safety.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Fire Department:

Comments for SUP 19-100:

1. Project must comply with the currently adopted Carson City fire code and northern Nevada amendments (2018 IFC)

2. Project is in the identified Carson City Wildland-urban interface area. Project must comply with the 2018 International Wildland Urban Interface Code and northern Nevada Wildland urban interface amendments as adopted by Carson City.

Note:

- 2018 IWUIC requires turn-around for driveways over 150' long (30' inside and 45' outside radius)
- 2018 IWUIC requires an approved water supply source within 1000' of building based on common route of travel. The closest approved water supply is over .5 mile away. Project will require on site water storage but fire sprinklers will be accepted as an alternative means and method.
- Defensible space inspection will be required on the parcel.
- 2018 IWUIC requires specific building materials. Metal buildings are approved but there are specific requirements on any eave venting that is present.

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

1. Will be consistent with the master plan elements.

The primary uses of the Low Density Residential master plan designation states neighborhoods primarily include single-family residences. A garage is considered an accessory use and is therefore consistent with the master plan. The project site is a larger, single family lot in a rural setting. Large garages and other detached accessory structures are common in such areas.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

Detached garages and shops are common on larger, single family lots in rural areas. Many of the homes in the surrounding area also have detached accessory structures. Staff is recommending conditions of approval that will require the exterior color of the building match the color of the primary structure. Additionally, any exterior lighting that may be added to the garage will require review and approval by the Planning Division during Building Permit review in order to verify the lighting is consistent with the Development Standards Division 1.3.5 which requires lights to be pointed downward, not upward or outward. Therefore, the garage/workshop will not be detrimental to the surrounding properties or the general neighborhood.

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

A garage/workshop is a permitted accessory use in the Single Family 1 acre zoning district. The construction of a garage/workshop for personal use by the resident will not result in an increase in vehicular or pedestrian traffic and will therefore have little or no detrimental effect on vehicular or pedestrian traffic.

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.

A garage/workshop is a permitted accessory use in the Single Family 1 acre zoning district. The construction of a garage/workshop for personal use by the resident will have no impact on existing

public water or sewer services. The project is required to meet the development standards related to storm drain runoff and will have negligible impact to the natural drainage ways that serve the area. The Fire Department currently serves this residence. The building permit will be reviewed for compliance with the Carson City Fire Code, Northern Nevada amendments (2018 IFC) and the 2018 International Wildland Urban Interface Code and northern Nevada Wildland Urban Interface amendments as adopted by Carson City.

5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.

As conditioned, the project meets the definition and specific standards set forth in this title for this particular use. The subject parcel is zoned Single Family 1 Acre. The intent of this zoning is to provide for development of low-density, large lot, single family detached residential units. Accessory structures, such as garages and workshops, are permitted accessory uses in the Single Family 1 Acre zoning district. Per Carson City Municipal Code (CCMC) Section 18.05.055 Accessory Structure, an accessory building exceeding 75% of the size of the primary structure requires approval of a Special Use Permit. Considering the two existing accessory structures and the proposed accessory structure, the total cumulative square footage would be 4,552 or approximately 243% of the size of the primary residential structure (1,872 square feet). Additionally, CCMC 18.05.055 requires a Special Use Permit if the cumulative square footage of accessory structures will exceed 5% of the parcel size on parcels 21,000 square feet or more in size. The parcel is 1.35 acres (58,806 square feet) in size. As noted above, the cumulative square footage of the existing and proposed accessory structures is 4,552 square feet or 7.75% of the parcel size.

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

A garage/workshop is a permitted accessory use in the Single Family 1 acres zoning district. A Special Use Permit is only required if the square footage of the accessory structures exceeds 75% of the size of the primary structure. Additionally, the total square footage of all accessory structures exceeds 5% of the parcel size and requires review and approval of a Special Use Permit. The larger size of the garage/workshop will not be detrimental to the public health, safety, convenience and welfare. The garage/workshop will also require a building permit which will require the structure to be built to current standards.

7. Will not result in material damage or prejudice to other property in the vicinity.

This review is based on the cumulative square footage of the accessory structures compared to the square footage of the primary structure (single family residence), as well as the land coverage by the accessory structures when compared to the overall square footage of the parcel. The project site is a larger, single family lot in a rural setting. Large garages and other detached accessory structures are common in such areas.

Attachments:

Public Correspondence dated 7/22/19
Application (SUP-19-100)

Heather Ferris

From: Hope Sullivan
Sent: Tuesday, July 23, 2019 8:18 AM
To: Heather Ferris
Subject: FW: /sup 19-100

From: Planning Department
Sent: Tuesday, July 23, 2019 7:57 AM
To: Hope Sullivan
Subject: FW: /sup 19-100

From: Merlyn Paine [<mailto:mlpaine@charter.net>]
Sent: Monday, July 22, 2019 8:51 PM
To: Planning Department
Subject: /sup 19-100

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

I will not be able to see it from my house or from Deer Run Road as the building will be blocked by the current structures. I have no objection.

Merlyn Paine
6025 Pursia Road

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # SUP - - -

APPLICANT	PHONE #
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MAILING ADDRESS, CITY, STATE, ZIP	
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EMAIL ADDRESS	
<hr/>	
PROPERTY OWNER	PHONE #
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MAILING ADDRESS, CITY, STATE, ZIP	
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EMAIL ADDRESS	
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APPLICANT AGENT/REPRESENTATIVE	PHONE #
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MAILING ADDRESS, CITY STATE, ZIP	
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EMAIL ADDRESS	
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FOR OFFICE USE ONLY:

CCMC 18.02.080

SPECIAL USE PERMIT

FEE*: **\$2,450.00 MAJOR**
**\$2,200.00 MINOR (Residential
zoning districts)**

+ noticing fee
*Due after application is deemed complete by staff

- SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:**
 - Application Form
 - Detailed Written Project Description
 - Site Plan
 - Building Elevation Drawings and Floor Plans
 - Special Use Permit Findings
 - Master Plan Policy Checklist
 - Applicant's Acknowledgment Statement
 - Documentation of Taxes Paid-to-Date
 - Project Impact Reports (Engineering)
- CD or USB DRIVE with complete application in PDF**

Application Received and Reviewed By:

Submittal Deadline: Refer to the Planning Commission application submittal [schedule](#).

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

<u>Project's Assessor Parcel Number(s):</u>	<u>Street Address</u>	
<u>Project's Master Plan Designation</u>	<u>Project's Current Zoning</u>	<u>Nearest Major Cross Street(s)</u>

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

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.

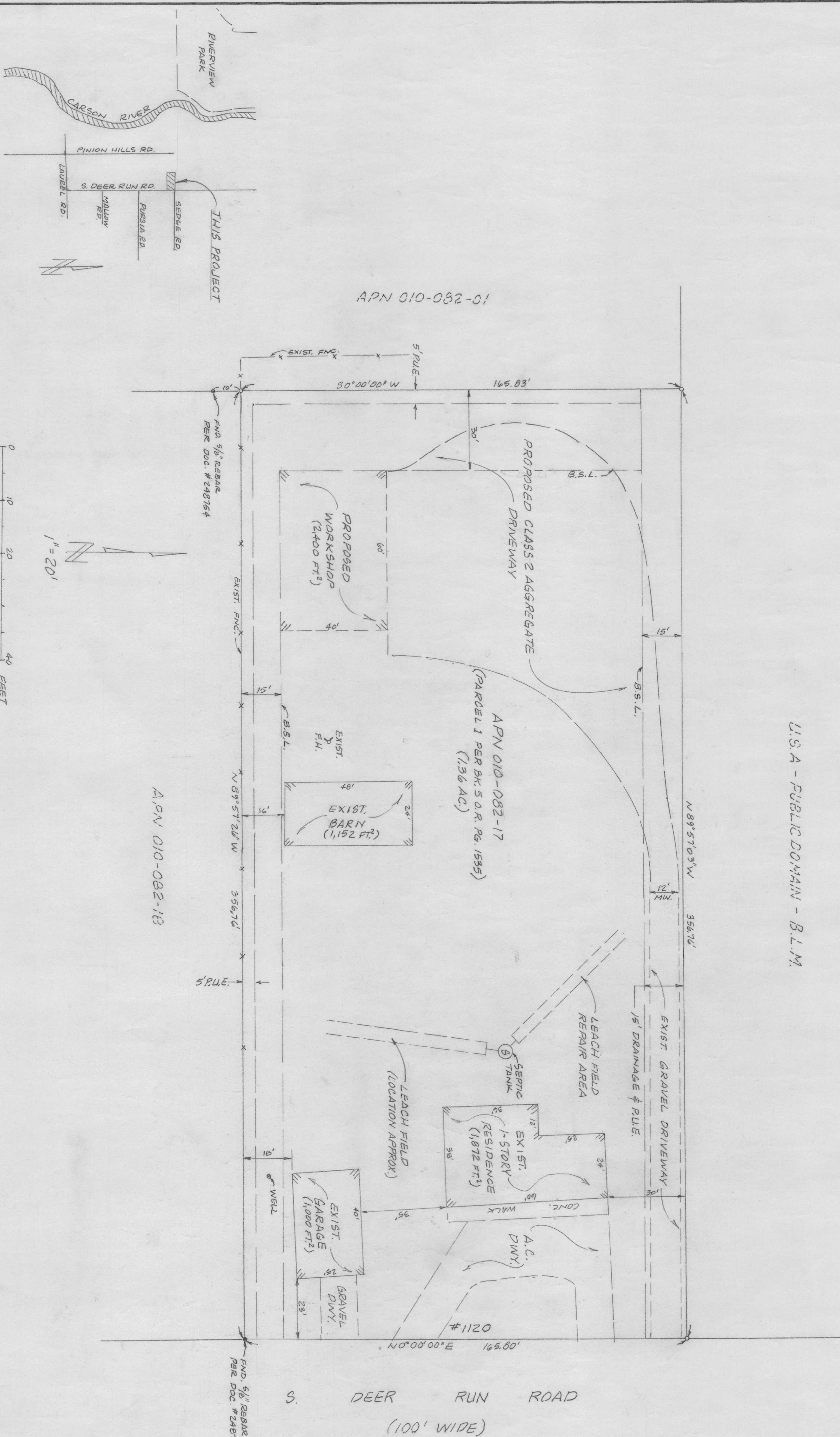
STATE OF NEVADA
COUNTY

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.

U.S.A - REPUBLIC DOMINIAN - B.L.M.



SPECIAL USE PERMIT

SITE PLAN FOR PROPOSED WORKSHOP	
SCALE: 1" = 20'	APPROVED BY:
DATE: 4/22/19	DRAWN BY D.R.F.
1120 S. DEER RUN RD.	
APN 010-082-177	DRAWING NUMBER
REVISED	

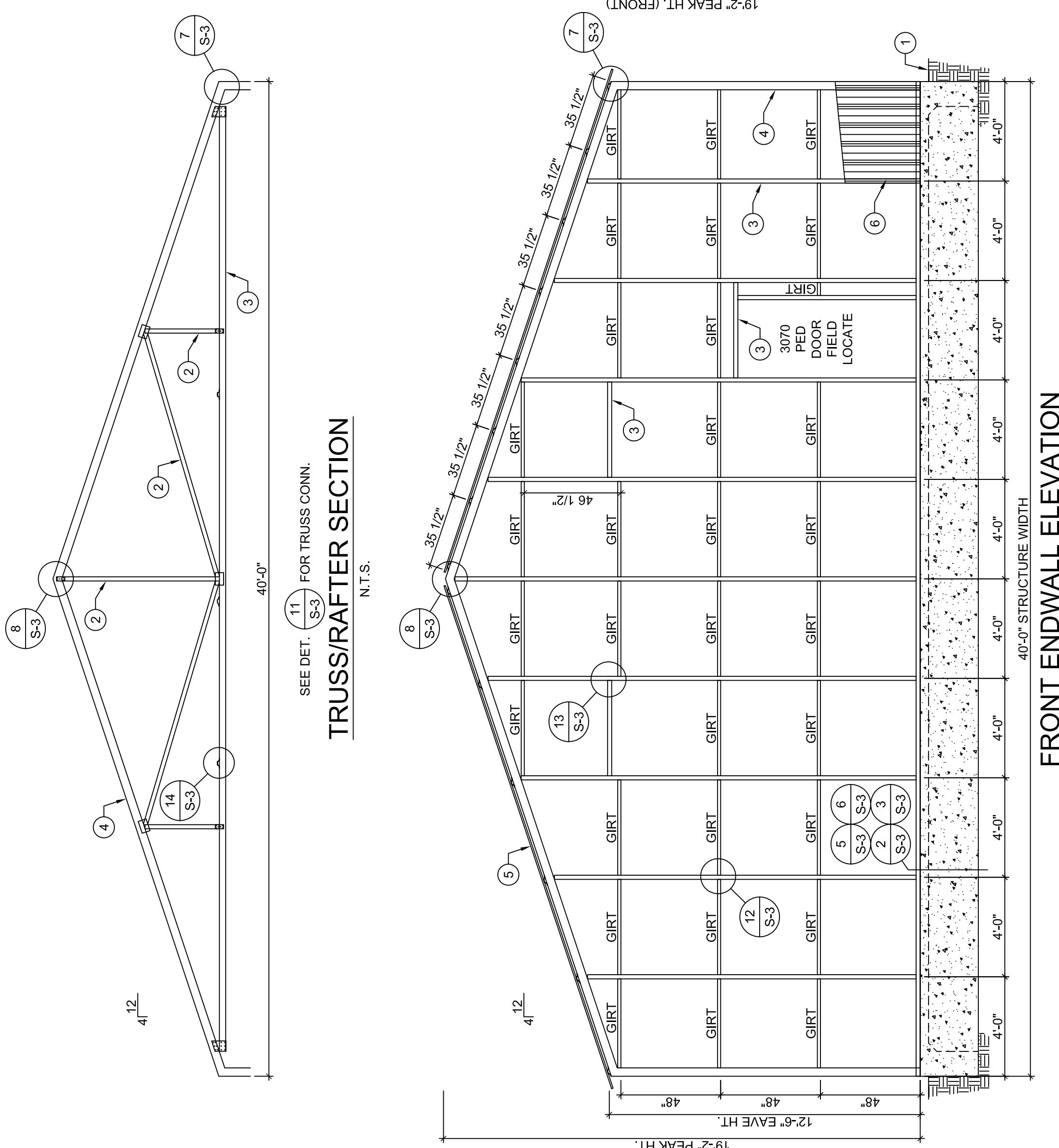
REQUEST: TO ALLOW WORKSHOP/GARAGE BUILDING
ZONING: SINGLE FAMILY - 1 ACRE (SFIA)
MASTER PLAN LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL

ELEVATIONS

EYED NOTES

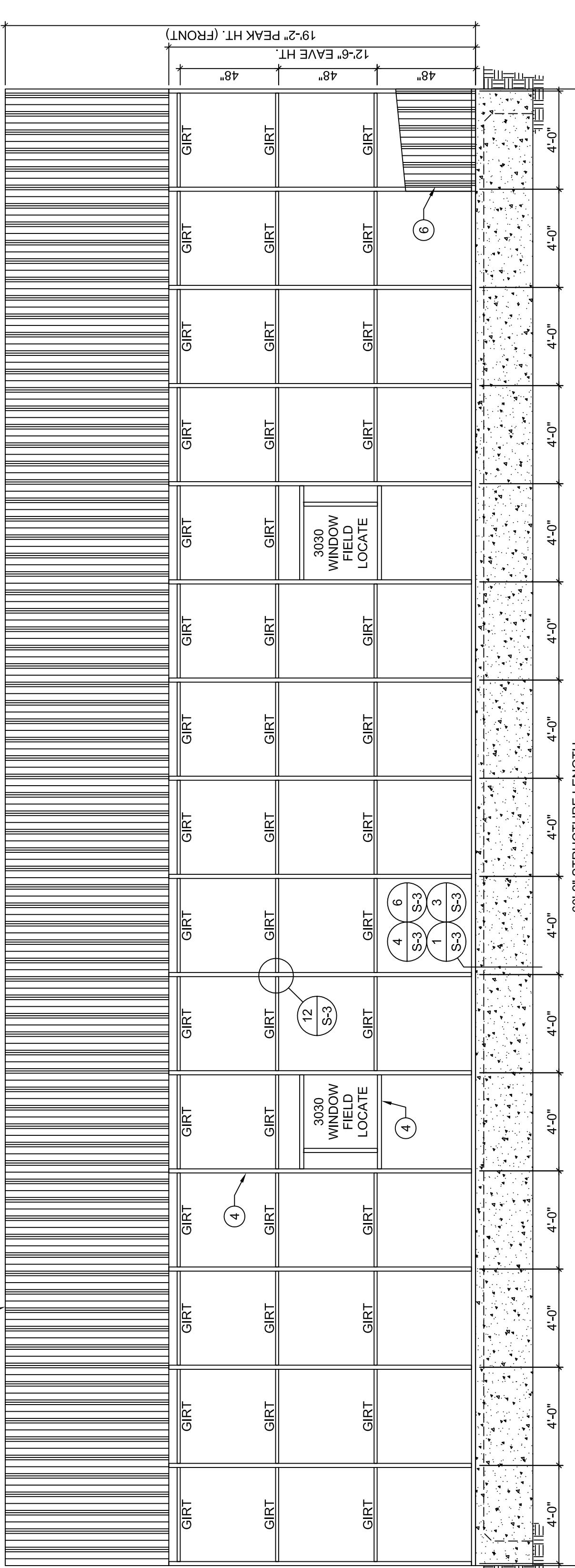
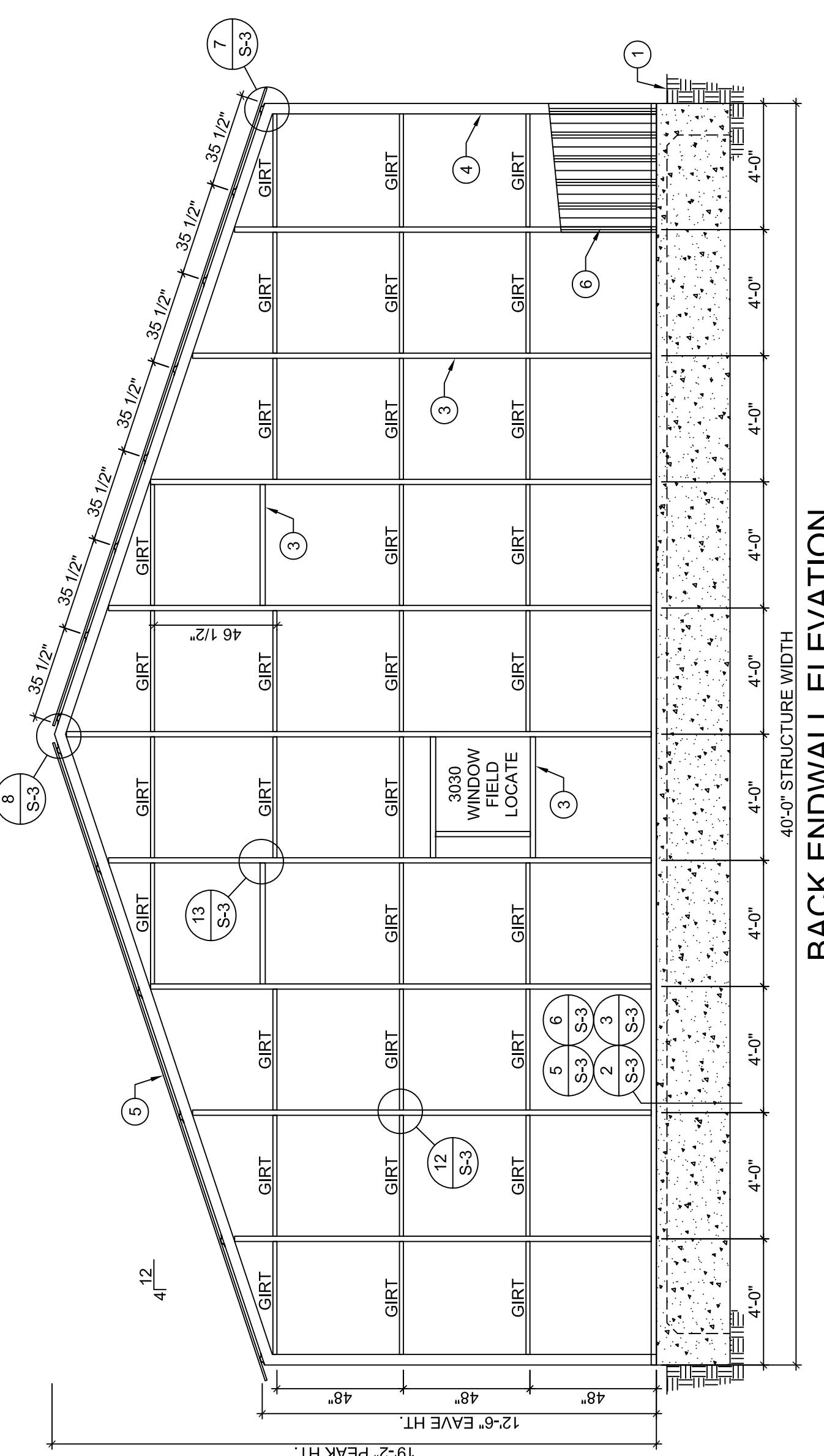
- 1 FINISHED GRADE
- 2 TUBE 2
- 3 TUBE 3
- 4 TUBE 4
- 5 ROOF DECK
- 6 WALL DECK

NOTE: THE USE AND OCCUPANCY OF THIS STRUCTURE IS OCCUPANCY GROUP 'U' (Per 2012 BC).



FRONT ENDWALL ELEVATION N.T.S.

RIGHT SIDEWALL ELEVATION NTS



LEFT SIDEWALL ELEVATION

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.

THE FINDINGS BELOW ARE PROVIDED IN THE EXACT LANGUAGE FOUND IN THE CARSON CITY MUNICIPAL CODE (CCMC), FOLLOWED BY EXPLANATIONS TO GUIDE YOU IN YOUR RESPONSE. ON A SEPARATE SHEET TO BE INCLUDED WITH YOUR COMPLETE APPLICATION, LIST EACH FINDING AND PROVIDE A RESPONSE IN YOUR OWN WORDS. ANSWER THE QUESTIONS AS COMPLETELY AS POSSIBLE TO PROVIDE THE PLANNING COMMISSION WITH THE DETAILS NECESSARY TO CONSIDER YOUR PROJECT. IF A FINDING DOES NOT APPLY TO YOUR SITUATION, EXPLAIN WHY.

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.

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

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? 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.

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?

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

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? Is your project served by a well? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

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? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

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).

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.

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.

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.

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

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

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 non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: _____

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 development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development 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 development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- 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, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

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 development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

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 development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

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 development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks 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 development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?