

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 19, 2019

FILE NO: SUP 19-177

AGENDA ITEM: E.7

STAFF CONTACT:: Hope Sullivan, AICP, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a residential use in a non-residential zoning district to construct 12 apartment units on a 0.63-acre parcel zoned Neighborhood Business-Planned Unit Development (NB-P), located on the southeast corner of Stafford Way and Silver Sage Drive, APN 009-563-07.

STAFF SUMMARY: The applicant proposes to build three, four-unit, two-story apartment buildings. Upstairs units will be roughly 1,350 square feet and downstairs will be approximately 950 square feet. All units are proposed to have two bedrooms and two baths and each unit would have access to a garage. Access will be from Stafford Way. Multifamily residential development requires a Special Use Permit in the NB zoning district. The Planning Commission is authorized to approve a Special Use Permit.

PROPOSED MOTION: "I move to recommend approval of SUP-19-177 based on the ability to make the required findings, and subject to the conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL

1. All development shall be substantially in accordance with Special Use Permit plans and application materials on file with the Carson City Planning Division.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension must be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the Notice of Decision within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
5. As part of the building permit application, the applicant shall submit an updated open space exhibit, demonstrating compliance with Section 1.18.6 is.
6. All trash and recycling containers on the site shall be screened with trash enclosures meeting the requirements of Section 1.2.6 of the Development Standards.
7. A bike rack shall be installed on site in accordance with Section 1.2.2 of the Development Standards.
8. The applicant shall submit information on any new exterior lighting that is proposed for installation with this facility. Exterior lighting shall comply with Carson City Development Standards, Division 1.3.
9. The applicant shall provide landscaping for the property in compliance with Carson City Development Standards, Division 3 – Landscaping.
10. Project must comply with the currently adopted edition of the International Fire Code and northern Nevada fire code amendments as adopted by Carson City.
11. Project must provide a “right out only” driveway opening onto Silver Sage Drive from the parking area adjacent to Silver Sage Drive.
12. The driveway opening must be a minimum of 15 feet clear width, unless otherwise approved by Carson City Fire Department (CCFD) and Development Engineering, and have a definite curve to indicate the right turn only.
13. The driveway location and construction must be approved by CCFD and Development Engineering.
14. A secondary exit point is required on Silver Sage Drive. This must be right-out only.
15. Water meter(s) must be installed at the property line. A common water main may be installed as described with a single City meter at the property line, and privately maintained and operated meters at the individual units.
16. The submittal for the site improvement permit must meet Carson City Development

Standards including, but not limited to the following:

- A water main analysis must be provided that includes current hydrant test data.
- Fire and domestic water lines must have backflow preventers that meet the requirements of NAC 445A.
- A technical drainage study must be submitted which addresses sizing of a detention basin to detain the difference between the pre and post development peak flows.
- Parking lot and drive isle dimensions must meet the requirements of Carson City Standard Detail C-5.5.1

17. The applicant will be required to repair and/or re-stripe the existing bike lane on Silver Sage, if any damage occurs during site construction activities. Any repairs and/or re-striping will need to be completed to the satisfaction of Development Engineering and Parks, Recreation & Open Space Department.

18. The development will be subject to the collection of Residential Construction Tax (RCT), compliant with the Nevada Revised Statutes and Carson City Municipal Code (CCMC) 15.60.

19. The applicant will be required to maintain all common landscape and open space areas, including any site amenities (i.e. bike racks) within the development, including any landscaping in the street(s) right-of-ways in perpetuity.

20. The applicant will be required to incorporate "best management practices" into their construction documents and specifications to reduce the spread of noxious weeds. The Parks, Recreation & Open Space Department is willing to assist the applicant with this aspect of their project.

21. Carson City is a Bee Friendly USA City. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required landscaping on the project site. Also, any remaining landscape plant material selection needs to be consistent with the City's approved tree species list or other tree species, as approved by the City.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.04.120 Neighborhood Business (NB); CCMC DS 1.18 Residential Development Standards in Non-Residential Districts

MASTER PLAN DESIGNATION: High Density Residential (HDR)

PRESENT ZONING: Neighborhood Business (NB)

KEY ISSUES: Will the proposed Multi-Family Apartments be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION:

- EAST: Neighborhood Business Planned Unit Development / Townhouse
- WEST: Neighborhood Business Planned Unit Development / Office
- NORTH: Neighborhood Business Planned Unit Development and Multi-Family Apartment – Planned Unit Development / Office and Townhouse
- SOUTH: Neighborhood Business Planned Unit Development / Townhouse

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: X Zone (areas of minimal flooding)
- EARTHQUAKE FAULT: Zone II (moderate)
- FAULT ZONE: Beyond 500 feet
- SLOPE/DRAINAGE: Site is primarily flat

SITE DEVELOPMENT INFORMATION:

- LOT SIZE: .63 acres
- EXISTING DEVELOPMENT: Vacant
- PROPOSED DEVELOPMENT: 12 unit apartment complex
- PROPOSED PARKING: 27 spaces (2.25 per unit)
- SETBACKS:

	East	West	North	South
Required	0 feet	0 feet	30 feet	0 feet
Proposed	20 feet	20 feet	10 feet	40 feet

The north setback is based on the multi-family apartment zoning that is across the street. When the setback is based on the adjacent use, and the adjacent use is across the street, the setback may be taken from the middle of the street.

- VARIANCES REQUESTED: None

PREVIOUS REVIEWS:

MPR-18-167: 12 unit multi-family apartment

DISCUSSION:

The applicant is proposing a 12 unit apartment complex consisting of three 4 unit buildings. Each building will be two stories, with two units on the first floor, and two units on the second floor. Each unit will have a one car garage. The applicant proposes in excess of 3,385 square feet of open space. The applicant proposes access exclusively from Stafford Way, although staff is recommending right-turn only access onto Silver Sage Drive as well.

Although the subject property is in a Planned Unit Development (PUD), there are no use restrictions as part of the PUD. Therefore, the uses are those allowed by the base zoning.

Per CCMC 18.04.120, multi-family dwellings are a conditional use in the Neighborhood Business zoning district. Therefore, the use may only establish upon approval of a Special Use Permit by the Planning Commission.

PUBLIC COMMENTS: Public notices were mailed to 88 property owners within 300 feet of the subject property. As of the writing of this report, two letters from property owners in the vicinity of the proposed project have been received. These letters oppose the project, primarily due to traffic, parking, massing of the building, and density. Any additional comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division: no comments

Fire Department:

1. Project must comply with the currently adopted edition of the International Fire Code and northern Nevada fire code amendments as adopted by Carson City.
2. Project must provide a “right out only” driveway opening onto Silver Sage Drive from the parking area adjacent to Silver Sage Drive.
3. The driveway opening must be a minimum of 15 feet clear width, unless otherwise approved by CCFD and Development Engineering, and have a definite curve to indicate the right turn only.
4. The driveway location and construction must be approved by CCFD and Development Engineering.

Engineering Division:

1. A secondary exit point is required on Silver Sage Drive. This must be right-out only.
2. Water meter(s) must be installed at the property line. A common water main may be installed as described with a single City meter at the property line, and privately maintained and operated meters at the individual units.
3. The submittal for the site improvement permit must meet Carson City Development Standards including, but not limited to the following:
 - o A water main analysis must be provided that includes current hydrant test data.
 - o Fire and domestic water lines must have backflow preventers that meet the requirements of NAC 445A.
 - o A technical drainage study must be submitted which addresses sizing of a detention basin to detain the difference between the pre and post development peak flows.
 - o Parking lot and drive isle dimensions must meet the requirements of Carson City Standard Detail C-5.5.1

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 existing infrastructure and proposed drive isles are sufficient to provide safe access and circulation if conditions are met.

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

The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project.

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.

Health and Human Services:

No concerns.

Parks and Recreation Department:

1. The applicant will be required to repair and/or re-stripe the existing bike lane on Silver Sage, if any damage occurs during site construction activities. Any repairs and/or re-striping will need to be completed to the satisfaction of Development Engineering and Parks, Recreation & Open Space Department.
2. The development will be subject to the collection of Residential Construction Tax (RCT), compliant with the Nevada Revised Statutes and CCMC 15.60.
3. The applicant will be required to maintain all common landscape and open space areas, including any site amenities (i.e. bike racks) within the development, including any landscaping in the street(s) right-of-ways in perpetuity.
4. The applicant will be required to incorporate “best management practices” into their construction documents and specifications to reduce the spread of noxious weeds. The Parks, Recreation & Open Space Department is willing to assist the applicant with this aspect of their project.
5. Carson City is a Bee Friendly USA City. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required landscaping on the project site. Also, any remaining landscape plant material selection needs to be consistent with the City’s approved tree species list or other tree species, as approved by the City.

SPECIAL USE PERMIT 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 subject property is designated High Density Residential. This designation is intended to create opportunities for higher-density neighborhoods in an urban and suburban setting. The primary uses are apartments, condominiums, townhomes, fourplexes and duplexes. The proposed use is consistent with this land use designation.

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.*

This use will not be detrimental to the use, peaceful enjoyment, or economic value of surrounding properties. Staff finds the site is more appropriate for residential development than non-residential development due to the development of surrounding properties. The property backs up to townhouses on the south side. On the other three sides, it is surrounded by streets. Uses on the north and west are office uses, uses on the east are townhouses.

Residents on Chubasco Way, located a block east of the subject property, have expressed concerns about parking, traffic (both vehicular and pedestrian), crime, and the massing of the buildings. As part of the parking concern, neighbors are concerned that residents will use the garage space for storage and not for parking, creating insufficient on-site parking.

In terms of vehicular traffic, access to the site will be via Stafford Way, with exits on Stafford Way and Silver Sage (per staff recommendation). There is no vehicular access onto Heaton Way. Most traffic will likely come from Silver Sage, and there won't be a reason to travel east of the site.

In terms of parking, as Stafford Way accommodates on-street parking, the applicant is required to provide two parking spaces per unit, or 24 parking spaces on site. The proposed plans include 27 on-site parking spaces, thus exceeding the requirement.

Concerns raised were related to off-site parking and pedestrians walking to the subject property. Given the excess parking on site, the lack of a vehicular access to the east, and the availability of parking on Stafford Way, staff does not anticipate significant traffic going into the residential area east of the site.

Staff has previously met with the Sheriff's office related to crime generated at apartment complexes. Per the Sheriff's office, the top five call locations are non-residential properties.

Given that this site has roads on three sides, and the closest building to a shared property line (the south property line) is 40 feet from the property line, staff does not find that the two story element will be detrimental to existing single story homes.

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

Silver Sage Drive is a collector roadway. It is anticipated, based on the traffic analysis, that the existing infrastructure and drive aisles are sufficient to provide safe access and circulation. Of note, whereas the applicant only proposes a single point of access, staff is recommending a second access onto Silver Sage Drive, which will be a right out only to prevent all traffic being funneled onto Stafford Way.

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.*

The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project.

The school district has advised that “for every 100 new homes, we expect about 30 new students. With most of the schools now at capacity, and limited capital funding for new facilities, we are concerned, as we cannot rezone our way out of the problem. We are doing our utmost to prepare for growth within our means.”

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.*

Multi-family residential development is a conditional use in accordance with CCMC 18.04.120 Neighborhood Business Conditional Uses and requires a Special Use Permit. With the approval of this Special Use Permit and recommended conditions of approval, the project will meet the definition and specific standards required to support this use in the General Commercial zoning district.

Residential uses proposed in non-residential zoning districts are subject to specific criteria outlined in the Carson City Development Standards, Section 1.18 – Residential Development Standards in Non-Residential Districts. The development standards and how the proposed project meets them are addressed below.

1.18 Residential Development Standards in Non-Residential Districts.

1. Permitted uses. Residential uses are only allowed as permitted by Chapter 18.04, Use Districts, as a primary or conditional use in the applicable zoning districts.

The proposed multi-family use is a conditional use allowed with the approval of a Special Use Permit in the Neighborhood Business (NB) zoning district.

2. Maximum permitted density. There is no maximum residential density within non-residential zoning districts subject to meeting the height, setback, parking and open space requirements of Chapter 18.04.

The proposed application complies with the height limitations, setback requirements, parking requirements, and open space requirements. The project's proposed residential density is approximately 19 dwelling units per acre. The Master Plan designation of High Density Residential identifies a range of 8 – 36 dwelling units per acre.

3. Maximum building height shall be the maximum height established by the zoning district in which the project is located.

The maximum building height in the Neighborhood Business zoning district is 26 feet. The proposed building elevations demonstrate that the building will not exceed 26 feet.

4. Setbacks. Minimum setbacks shall be those established by the zoning district in which the project is located, subject to the following:

a. In the NB, RC, GO and GO zoning districts, a minimum setback of 20 feet is required adjacent to a residential zoning district, with an additional 10 feet for each story above one story if adjacent to a single-family zoning district.

The subject property is adjacent to Multi-Family Apartment zoning on north. All other surrounding zoning is non-residential. Given the buildings are proposed to be two stories, a thirty foot setback, which may be measured from the middle of the road, is required along the northern property line where the adjacent zoning is Multi-Family Apartment. The proposed plans comply with this requirement.

b. A minimum setback of 10 feet is required from the right-of-way of an arterial street as identified in the adopted Transportation Master Plan, excluding the Downtown Mixed-Use area.

Neither Silver Sage Drive nor Stafford Way are identified in the Transportation Master Plan as an arterial street.

5. Required parking. Two spaces per dwelling unit, and in compliance with the Development Standards Division 2, Parking and Loading.

Per Division 2, two parking spaces are required for each dwelling unit. With 12 units proposed, this results in a requirement for 24 on-site parking spaces. The applicant proposes 27 parking spaces, thus the proposed plan is in compliance with this requirement. On street parking is available on Stafford Way.

6. Open Space.

a. A minimum of 150 square feet per dwelling unit of common open space must be provided. For projects of 10 or more units, areas of common open space may only include contiguous landscaped areas within no dimension less than 15 feet, and a minimum of 100 square feet per unit of the common open space area must be designed for recreation, which may include but not be limited to picnic areas, sports courts, a softscape covered with turf, sand or similar materials acceptable for use by young children, including play equipment and trees, within no dimension less than 25 feet.

Per this provision, 1800 square feet of open space is required. The applicant has identified in excess of 3385 square foot of open space throughout the site.

b. A minimum of 100 square feet of additional open space must be provided for each unit either as private open space or common open space.

With this requirement, a total of 3000 square feet of open space is required. The applicant has note that some units will have private backyards, and has identified an open space area of 3385 square feet.

c. Front and street side yard setback areas may not be included toward meeting the open space requirements.

The applicant has not utilized the front or street side yard setback areas to meet the open space requirements.

The applicant must demonstrate compliance with all provisions of the open space requirements at the time of building permit application.

7. Landscaping. Landscaping shall comply with the Carson City Development Standards Division 3, Landscaping.

The applicant has not provided a detailed landscape plan. A detailed landscape plan that demonstrates compliance with Development Standards, Division 3, must be submitted with the construction plans. Staff has included this statement in the conditions of approval.

8. Special Use Permit review standards. Where a residential use is a conditional use within a given zoning district, the Planning Commission shall make two of the following findings in the affirmative in the review of the Special Use Permit in addition to the required findings of Section 18.02.080 of the Carson City Municipal Code.

a. The development is not situated on a primary commercial arterial street frontage.

This finding can be met. Neither Silver Sage Drive nor Stafford Way is a commercial arterial.

b. The development is integrated into a mixed-use development that includes commercial development.

The subject property is located adjacent to the office uses on two sides, creating a mixed use community.

c. The applicant has provided evidence that the site is not a viable location for commercial uses.

d. The site is designated Mixed-Use Commercial, Mixed-Use Residential or Mixed-Use Employment on the Master Plan Land Use Map and the project meets all applicable mixed-use criteria and standards.

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

As conditioned, the proposed development will not be detrimental to public health, safety, convenience and welfare. The use is compatible with other uses in the neighborhood, and meets the requirements for on-site parking.

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

The proposed project will not result in material damage to other property in the vicinity. A six foot wall currently exists along the south property line, which will separate parking from the residential units to the south. This is the one neighboring property with a shared property line.

Attachments:

Public Correspondence (2 emails)
Application (SUP-19-177)

RECEIVED

NOV 08 2019

CARSON CITY
PLANNING DIVISION

From: dan1069@aol.com [mailto:dan1069@aol.com]
Sent: Thursday, November 7, 2019 8:57 PM
To: Planning Department
Subject: Proposal for SUP Silver Sage and Stafford

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

To whom it may concern;

My name is Daniel Kiernan, home owner at 3116 Chubasco Way. I wish to convey that I am adamantly opposed to the proposed building as it is stated in the notice I received this week. I am not, however, opposed to reasonable construction of housing that is more suitable for this area and parcel size.

My primary objection is based on the fact that there is very limited street parking in proximity of the proposed build. The limitation of parking is due to the fact that Silver Sage is a snow route with no parking. Heaton and Double Tree are both private streets with restrictions placed by HOAs and again no street parking but connect Stafford to Travis and Sean respectively. Further, Chubasco and Austin are only slightly further from the proposed site and as with Heaton and Double Tree are HOA controlled private streets with no street parking and again connect public streets. From east of Chubasco and Austin to Baker existing housings driveway aprons are fairly close together limiting street parking. The same is true for Sean and Travis to the north and south of Stafford. The proposed apartments, 12 total, on such a small parcel, even with a garage per unit, and little more, if any, parking in the complex would be highly inadequate to accommodate a REALISTIC number of vehicles belonging to the apartment residence. This lack of parking area will force a considerable number of vehicles to be parked far away from the complex and require pedestrian traffic though out the area.

The above mentioned pedestrian traffic is my second concern as it couples with the vehicle traffic. I live on a private street which I pay for in my HOA dues and as such I have reasonable expectations for my privacy not to be violated by nonresidents. The lack of parking at the complex and very limited public street parking will result in people parking on Travis and Sean. This will cause unwanted pedestrian traffic on the private streets connecting the public streets to get to and from their vehicles. Further, it will also cause vehicular traffic violating

my property rights as people use the shortest path either in hunting for parking or as a matter of "normal" travel without regard for mine or my neighborhoods rights. This increase in both vehicle and pedestrian traffic increases the potential for incidents to occur between the unauthorized and unwanted persons from the proposed complex and the rightful residents and or their respective HOAs. This potential additional liability would be forced upon us by allowing this project to go through as is. As a building condition, the developer should be required to negotiate with the effected HOAs and derive reasonable plans to minimize the intrusions if this project goes forward even if scaled back.

It has been my experience over the course of a career as a police officer and detective, that such high density housing without sufficient parking and parking in direct proximity to said housing leads to increases in criminal activity in the surrounding areas. My experience has been that the further people must walk to their vehicles, the more targets of opportunity they come across, if they are prone to criminality. This includes trespass, vandalism, theft, burglaries, assaults and drug related crimes. It is not possible to determine who might reside in the apartments at this time or who may come to visit, but the odds increase for crimes as the number of apartments and over crowding goes up. The introduction of this complex to an already established community that has historically enjoyed a low crime rate, infrequent trespasses and a mutual respect for each others property rights is undue, unwarranted and should NOT be allowed. This proposal only serves to line the pockets of the developer, descend a neighborhood into a higher crime rate and devalue property as well as erode home owners sense of safety and security.

I also am opposed to the building type as it is proposed. Placing these two story buildings adjacent to single story residences that are Planned Unit Development will look incredibly unplanned and an afterthought. They will detract from the continuity of the existing structures and layout. Introducing these buildings in such a small area will be a noticeable and an ugly departure from the established housing.

It is unconscionable to destabilize an entire neighborhood for the benefit of a few. I urge you to NOT ALLOW this proposal to go forward as designed. These high density projects need to be on larger land parcels and thought out in respect to their impact to an area. This parcel would be better developed as two or three additional condos built with the same design as the rest of the structures on both

Heaton and Chubasco, and governed by the HOA which would better provide to the security and stability of all community members. Allowing this overly ambitious project would be nothing but detrimental to living conditions for those residing here. There are options other than what is proposed by someone who is not part of this community and will not need to live with the effects of it. Please respect our community and explore other less intrusive options.

Sincerely,

Daniel Kiernan

RECEIVED

NOV 07 2019

CARSON CITY
PLANNING DIVISION

From: Sean Morey [mailto:tekkenkr@hotmail.com]
Sent: Thursday, November 7, 2019 4:33 PM
To: Planning Department
Subject: No on SUP-19-177

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

I am a resident owner on 3114 Chubasco way, in reviewing the proposed plan of the 12 unit apartment complex on the corner of Stafford Way and Silver Sage Drive, I wish to formally object to the plan. This area consists of single or double level duplexes, and an apartment complex of that size will not fit in with the local area. Furthermore, the idea that each apartment will only have one car, and that they would use the garage for the car instead of storage is not reality. The tenants will be parking anywhere they can on Stafford Way, and possibly even on Chubasco way, which is supposed to be private. I have a child that likes to play outside, and if this is allowed the foot traffic and vehicle traffic down my street will be unbearable. As well as driving down property values of the units we own. While I can see the development of a few more single story duplexes on that property, I object strongly to the development of a 12 unit complex, that will more than likely add at least another 30 plus people to our quiet block.

Thank you for your time, and I will also be at the meeting to voice my concern in person.
Sean Morey

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 #
Jeffrey P Pisciotta Bldr's Inc	775-265-4016
MAILING ADDRESS, CITY, STATE, ZIP	
1512 Hwy 395 Suite #1 Gardnerville NV 89410	
EMAIL ADDRESS	
jeff.jpb1@gmail.com	
PROPERTY OWNER	PHONE #
same as above	
MAILING ADDRESS, CITY, STATE, ZIP	
same as above	
EMAIL ADDRESS	
same as above	
APPLICANT AGENT/REPRESENTATIVE	PHONE #
Mark Johnson, P.E.	775-885-9283
MAILING ADDRESS, CITY STATE, ZIP	
3108 Silver Sage Dr., Suite 102	
EMAIL ADDRESS	
markj@stankaconsulting.com	

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.

Project's Assessor Parcel Number(s):	Street Address	
009-563-07	corner of Stafford Wy. and Silver Sage Dr.	
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
High density residential	Neighborhood Business PUD	Silver Sage Dr.

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

Applicant wishes to construct three four-unit multi-residential buildings with associated parking, etc.

PROPERTY OWNER'S AFFIDAVIT

I, Jeffrey Pisciotta, 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.

Jeffrey Pisciotta

Signature

1600 E. Valley Rd. Gardnerville NV 89410

Address

10/2/19

Date

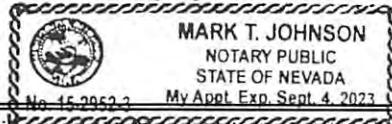
Use additional page(s) if necessary for additional owners.

STATE OF NEVADA
 COUNTY

On October 2, 2019, Jeffrey Pisciotta, 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.

Mark T. Johnson

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.

SITE PLAN CHECKLIST AND PROJECT IMPACT REPORTS

SITE PLAN: The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded. The site plan shall include the following information:

1. Show a north point arrow and site plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals 20 feet on the original site plan:



2. Vicinity map must be shown on the site plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
3. Title block in lower right-hand corner including:
 - (a) Applicant's name, mailing address, and daytime phone number (including area code).
 - (b) The name, mailing address, and daytime phone number of the person preparing the site plan, if different from applicant.
 - (c) The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
 - (d) Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
 - (e) Project title and permit request. (Example: Variance, Special Use Permit).
4. Property lines of the subject property with dimensions indicated.
5. All existing and proposed structures shall be shown, including:
 - (a) Distances from property lines indicated by dimensions.
 - (b) Distances between buildings shall be indicated on the site plan.
 - (c) Clearly label existing and proposed structures and uses, and show dimensions.
 - (d) Square footage of all existing and proposed structures.
 - (e) If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
 - (f) Elevations of any proposed structures/additions.
 - (g) All easements.
6. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation.
7. Project access:
 - (a) Show the location of proposed street access and all existing accesses of neighboring properties including across the street.
 - (b) Show adjoining street names.
 - (c) Show all curb cuts with dimension.
8. Show the Assessor Parcel Number(s) of adjoining parcels.
9. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own.
10. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields.
11. If specific landscape areas are required or provided, show with dimensions.
12. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.

PROJECT IMPACT REPORTS: Provide documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports required per the Carson City Development Standards, Divisions 12, 14 and 15. Contact Development Engineering to determine if these are necessary for your project at (775) 887-2300.

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.

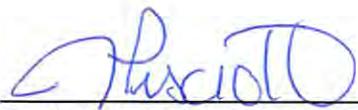
Explanation: Provide a statement explaining how your project will not result in material damage or prejudice to other property in the vicinity.

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.

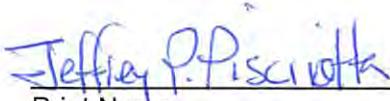
Please type and sign the statement on the following page at the end of your findings response.

ACKNOWLEDGMENT OF APPLICANT

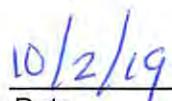
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning 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



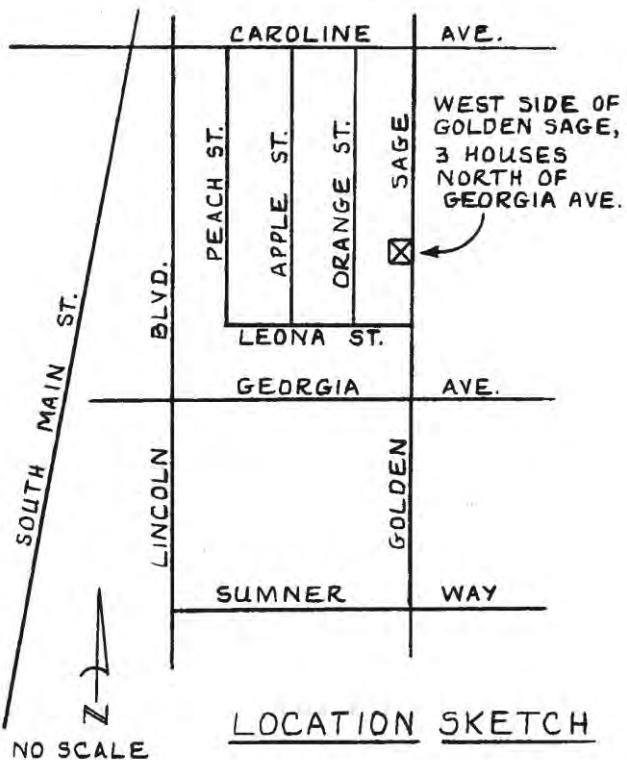
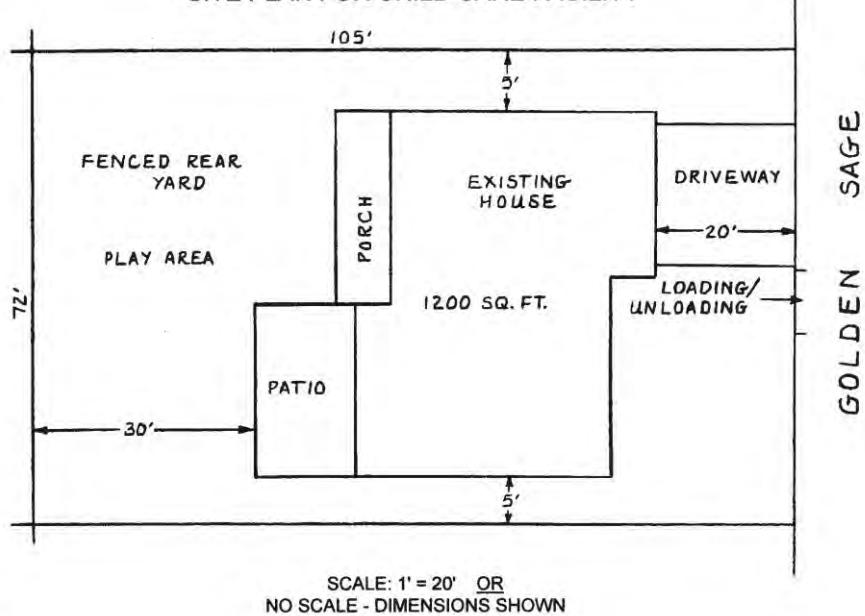
Print Name



Date

**EXAMPLE
SPECIAL USE PERMIT/VARIANCE**

SITE PLAN FOR CHILD CARE FACILITY



OWNER: John Doe
123 Anyplace
Carson City NV 89701
(775) 333-3333

APPLICANT: SAME

REQUEST: To allow a childcare facility

LOCATION: 123 Golden Sage Drive

ZONING: Single Family 6,000 (SF6)

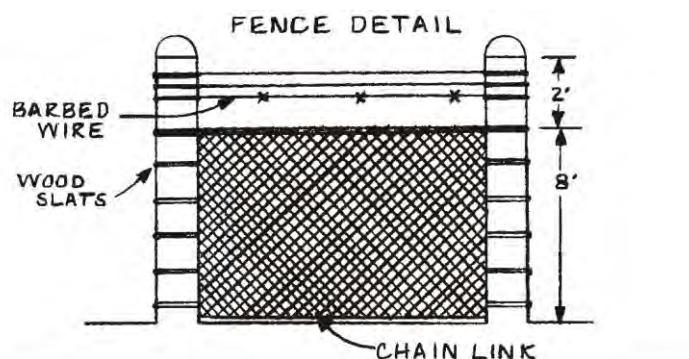
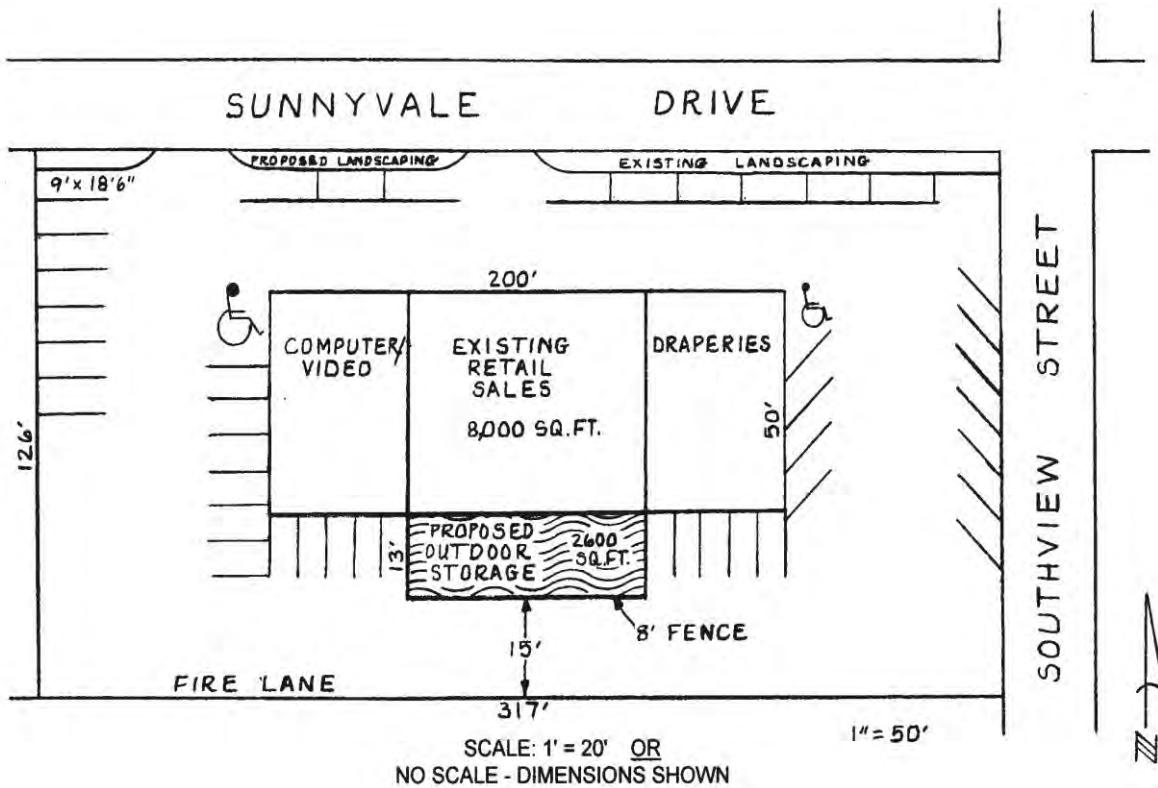
MASTER PLAN LAND USE DESIGNATION: Low Density Residential

APN: 005-215-25

Site Plan Prepared By John Doe

**EXAMPLE
SPECIAL USE PERMIT/VARIANCE**

SITE PLAN FOR COMMERCIAL OUTDOOR STORAGE



OWNER: John Doe
123 Anyplace
Carson City NV 89701
(775) 111-1111

APPLICANT: Jane Smith
345 Someplace
Carson City NV 89701
(775) 222-2222

REQUEST: To allow outdoor storage in Retail Commercial (RC) zone

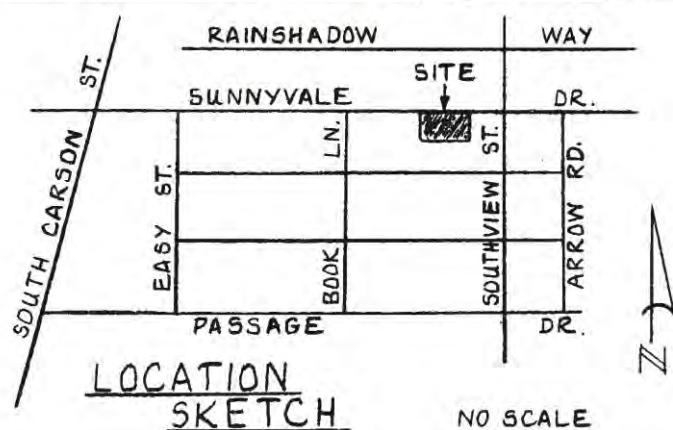
LOCATION: 123 Anyplace

ZONING: Retail Commercial (RC)

MASTER PLAN LAND USE DESIGNATION: Commercial

APN: 005-215-25

Site Plan Prepared By Jane Smith



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)?

Stanka Consulting, LTD

A Professional Engineering Company

3108 Silver Sage Drive, Suite 102 ~ Carson City, Nevada 89701 ~ (775) 885-9283
Website - www.stankaconsulting.com ~ email - chris@stankaconsulting.com

October 9, 2019

Carson City Planning Division
108 E. Proctor Street
Carson City NV 89701

Subject: Written Project Description for Stafford Way Luxury Apartments. Special Use Permit for Jeffrey P Pisciotta Bldr's Inc; Stafford Wy APN 009-563-07.

Stanka Consulting LTD, acting as agents for Jeffrey P Pisciotta Bldr's Inc, owner of APN 009-563-07, located at the southeast corner of Stafford Wy and Silver Sage Dr, is submitting this Special Use Permit application written project description since a residential project is proposed within a Neighborhood Business Planned Unit Development (NB PUD) zoning district. This Special Use Permit is required per the Major Project Review notes for MPR 18-167, dated December 19, 2018. The applicant wishes to construct a multi-family residential project on his property.

The project will consist of three, four-unit upscale apartment buildings. Each apartment building will be two stories. Upstairs units will be approximately 1,350 square feet in area, and downstairs units will be approximately 950 square feet in area. Both upstairs and downstairs units are proposed to have 2-bedrooms and 2-baths. Each apartment will have a private garage. Downstairs units will have direct access to their private garages. Site improvements will consist primarily of grading, water and sewer connections, telecommunications connection and drainage facilities, asphalt placement for driveways, parking areas and drive aisles, curb and gutter and landscaping. Open space is proposed to exceed the requirements set forth in the MPR meeting notes. All setbacks outlined in the MPR meeting notes have been met. Four of the six downstairs units will have their own private yards. The existing lot is currently vacant. A proposed site plan and proposed elevation accompanies this Special Use Permit application.

If you have any questions please contact me at (775) 885-9283.

Thank you,

Christopher Moltz, P.E.



Stanka Consulting, LTD

Stanka Consulting, LTD

A Professional Engineering Company

3108 Silver Sage Drive, Suite 102 ~ Carson City, Nevada 89701 ~ (775) 885-9283
Website - www.stankaconsulting.com ~ email - chris@stankaconsulting.com

October 9, 2019

Carson City Planning Division
108 E. Proctor Street
Carson City NV 89701

Subject: Special Use Permit Findings - for Stafford Way Luxury Apartments - Jeffrey P Pisciotta Bldr's Inc; Stafford Wy, APN 009-563-07

Stanka Consulting LTD, acting as agents for Jeffrey P Pisciotta Bldr's Inc, owner of APN 009-563-07, on the southeast corner of Stafford Wy and Silver Sage Dr. is submitting this Special Use Permit application since a residential project is proposed within a Neighborhood Business Planned Unit Development (NB PUD) zoning district. This Special Use Permit is required per the Major Project Review notes for MPR 18-167, dated December 19, 2018. The applicant wishes to construct a multi-family residential project consisting of three, four-unit buildings. Site improvements will consist primarily of grading, water connection, sewer, telecommunications connection and drainage facilities, asphalt placement for driveways, parking areas and drive aisles, curb and gutter and landscaping. The existing lot is vacant. According to the Special Use Permit application, the application consists of the following items:

Site Plan: The attached site plan meets the requirements set forth in the Special Use Permit application.

The Administrative Permit Application Findings are required per Carson City Municipal Code (CCMC) 18.02.080(5).

Per CCMC 18.02.080(5), the findings from a preponderance of evidence must indicate that the proposed use:

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

There are five themes within the Carson City Master Plan that will be addressed within Item 1.

a) Balanced Land Use Pattern:

The proposed project will be an in-fill project. All properties surrounding the project are developed with either residential or commercial construction. No extensions or additions to public facilities will need to be constructed.

It is expected the builders, Jeffrey P Pisciotta Bldr's Inc., will use up to date materials and construction techniques to ensure water and energy conservation in their buildings. Achieving efficiency in water and energy consumption would also help minimize expenditures for the future residents of the multi-family buildings.

The property, 009-563-07, is an existing property, within a developed area – on the southeast corner of Stafford Wy and Silver Sage Dr. - that is fully developed.

Silver Sage Dr. is noted as a Designated Bike trail on Carson City's Map Geo GIS website. Construction of the project would allow access to the trail from the project and would not impede access to the trail by either persons coming from the project or those riding along Silver Sage Dr.

There are no character-defining features, including any trees, currently on the subject property.

The subject property is not adjacent to any public lands or a county boundary.

The subject property is not within a Mixed-Use area.

This project will meet all transition standards as set forth in CCMC Appendix 18, Section 1.18, specifically setbacks from the residential areas directly adjacent to the south.

The project is not within an environmentally sensitive area.

The property is located in a Zone X flood hazard area and is over 500 feet from the closest geologic fault line as shown on Carson City's MapGeo website, accessed on September 24, 2019.

The existing water, sewer, storm drain, and street infrastructure are adequate to meet the needs of the project. The proposed project would consist of three, four-unit buildings.

The subject property is not within an identified Specific Plan Area.

b) Equitable Distribution of Recreational Opportunities

Open space will be provided in accordance with CCMC Appendix 18, Section 1.18 (6).

The subject property is not within an area noted as an open space opportunity as shown on the Open Space Opportunities map in the "Master Plan for the Future Open Space System" of the Carson City Open Space Plan, Section 3.

c) Economic Vitality

The project will be providing housing with the construction of three four-unit buildings containing upper-end residential spaces. No commercial construction will be a part of the project. The project is not located within the downtown core.

d) Livable Neighborhoods and Activity Centers

It is expected the developers will use durable, long lasting materials in the construction of the project to ensure a long-lasting building. The building style and architectural elements will be distinctive but still blend with the surrounding residential properties. The proposed architectural design elements which are to be further refined for this project are attached to this application. A single access to the property will be along Stafford Way. This will allow minimal disruption to traffic flow on Silver Sage Dr.

This project is not located in a Mixed-Use Activity Center area or is in the Downtown core.

e) A Connected City

No new roadways will be created as a result of this project. Silver Sage Dr. is noted as a Designated Bike trail on Carson City's Map Geo GIS website. Silver Sage Dr. is also on a JAC bus route. There is an existing JAC stop approximately 140 feet north of the property on Silver Sage Dr. Bicycle parking is anticipated for the proposed apartments.

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.

The property is located within a Neighborhood Business PUD zoning district. Adjacent properties are located within either the same Neighborhood Business PUD to the south and east and across Silver Sage Dr. to the west. Properties to the north are either part of the Neighborhood Business PUD or Multi Family Apartment PUD. Since this project will be a residential project it will be similar to the majority of the existing projects surrounding it.

The area surrounding the subject property including from Sonoma St. south to Pioche St and from Silver Sage Dr. east to Baker Dr. is designated as high density residential on the Carson City Land Use Master Plan. The multi-family proposal for the subject parcel conforms to the Land Use

Master Plan. Traffic patterns from the proposed project will not conflict with existing traffic flow.

All lighting will meet Carson City code to prevent adversely impacting surrounding properties.

Landscaping is proposed for street frontages to provide a transition from the street to the proposed buildings.

The community will benefit by additional residential square footage in an area where needed living space is at a premium.

These apartments will be upscale, constructed to high standards, and visually appealing architectural elements. It is anticipated that these apartments will only add value to the surrounding properties, as this is the last undeveloped lot in close vicinity to the project. The large amount of proposed open space and landscaping area will only further improve the neighborhood.

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

A traffic letter was completed by this office on February 7, 2019. The highest number of Peak Hour Trips identified was 8 during the Saturday Peak Hour. The highest number of daily Vehicle Trips was 97.68 for a Saturday. Each of these is far below the threshold for a Traffic Study. In addition, a JAC bus stop is only 140 feet north of the subject property on Silver Sage Dr. Pedestrian traffic will improve under this project, as only portions of existing sidewalk are in place around the subject property, and this project proposes to complete sidewalks around the property.

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.

This is an infill project so it is anticipated that the future demand created by this property was factored into the design and planning of public infrastructure, improvements, and service providers. No road improvements will be required.

Drainage is expected to be handled by conveying storm water runoff to some type of detention basin then conveyed to existing Carson City facilities along either Stafford Way or Silver Sage Drive.

Sewer generation has been addressed in a sewer main analysis as required by Carson City Engineering per MPR 18-167.

Water consumption has been addressed in a water main analysis study as required by Carson City Engineering per MPR 18-167.

Traffic has been addressed in the Traffic Impact Study letter as required by Carson City Engineering per MPR 18-167.

The results of these reports show a minimal impact to all three of these areas (traffic, sewer, and water).

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.

This property is zoned NB (Neighborhood Business). The purpose statement for this zoning states that it “is to provide services for the larger neighborhood, within walking or bicycling distance,...”. One of the Conditional Uses within the NB zoning district is “Single-family, two-family and multi-family dwelling;”. The proposed project will be a multi-family dwelling consisting of three, four-unit buildings. The location of the project will allow for walking or bicycling to nearby businesses. Bicycle parking is proposed on-site for the apartments. Access to further areas of the city are available through the nearby bus stop through JAC if private transportation is not available.

The minimum area required for a NB zoned parcel is 9000 square feet (SF). APN 009-563-07 is 27,272 SF or 0.626 acres in size. The property has a minimum width of 160.00 ft which is in excess of the 75 foot minimum per code. The maximum height of the structure at the highest point is proposed to be 26 ft which is the maximum height allowed in the code. The setbacks for the NB zoning are 0 feet for front, back, and side. However, setbacks, when the project is adjacent to residential zoning, are 20 feet plus 10 feet for each story above the first floor. While the adjacent property zoning to the south is NB PUD and not residential, the setback on the south property line of the subject parcel will be set at 30 ft. Setback from the north is measured from the centerline of the right-of-way (ROW) of Stafford Way. Since the ROW of Stafford is 60 feet, the setback of 30 feet is contiguous with the north property line. The same is true for the setback from the west on Silver Sage Dr. To the east is a 26 ft wide public access easement (Heaton Way). 30 feet from the centerline of the easement would place the setback along the east property line 17 feet from the east property line.

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

The project will be built to the current standards of Carson City and its referenced requirements. The project will provide additional needed housing in the Carson City area, in an already almost completely developed area. The proposed project is in keeping with the residential nature of the surrounding area and the overall neighborhood in general.

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

The proposed project will be built to Carson City and industry standards. It will result in a pleasing and desirable place to live. The project will only add to the value of the neighborhood. The existing lot is vacant and full of sagebrush and weeds that require maintenance to prevent the weeds from hindering use of the sidewalk. The large amount of proposed open space and landscaping area will only further improve the neighborhood. The setbacks required by Carson City in Carson City planning zoning, as well as the small number of proposed units, and the large amount of proposed landscaping and open space, will make sure that existing neighboring residential properties will be able to continue to enjoy their quality of life and privacy.

In addition to the above findings, Carson City requires that when a residential use is a conditional use within a given zoning district, the Planning Commission shall make two of the four findings in the affirmative as outlined in CCMC Title 18, Division 1.18 (8):

a. The development is not situated on a primary commercial arterial street frontage.

The project is fronted on Silver Sage Dr. and Stafford Wy. Neither street is a primary commercial arterial street according to Carson City MapGeo website accessed on September 26, 2019. Silver Sage Dr. is a minor collector and Stafford Wy. is a local street.

b. The development is integrated into a mixed-use development that includes commercial development

A Mixed-Use commercial development is not applicable to this project.

c. The applicant has provided evidence that the site is not a viable location for commercial uses.

There is a commercial building directly to the north of the subject property and a commercial park directly across the street on the west side of Silver Sage Dr. Trying to integrate a mixed-use development of commercial and residential on the 0.626 acre site would not create either a feasible commercial or residential development. According to the 2019 Vacancy Study for Carson City, prepared by NAI Alliance, a commercial real estate company, the current vacancy rate for multifamily residence in Carson City is 1.5%. This is well below the vacancy rate for office space, which sits at 8.1%, and the vacancy rate for retail, which sits at 16.9%. The subject property's size would not provide room for any significantly sized commercial building. It is not certain that the location and size of any commercial development on the subject property would attract renters or buyers to the property, especially given the office and retail vacancy rates. On the other hand, a residential development, especially a multi-family development, would more likely be occupied almost immediately, especially given the very low multi-residence vacancy rate in Carson City.

d. The site is designated Mixed-Use Commercial, Mixed-Use Residential or Mixed-Use Employment on the Master Plan Land Use Map and the project meets all applicable mixed-use criteria and standards.

The site is not designated as a Mixed-Use district.

I hope this letter accurately summarizes all findings for this project, the need and demand for multi-family residential is there and in much higher demand than commercial use in Carson City. The approval of this project for multi-family use and the proposed upscale apartments will only help complete the neighborhood and add to its aesthetic and community value.

If you have any questions please contact me at (775) 885-9283.

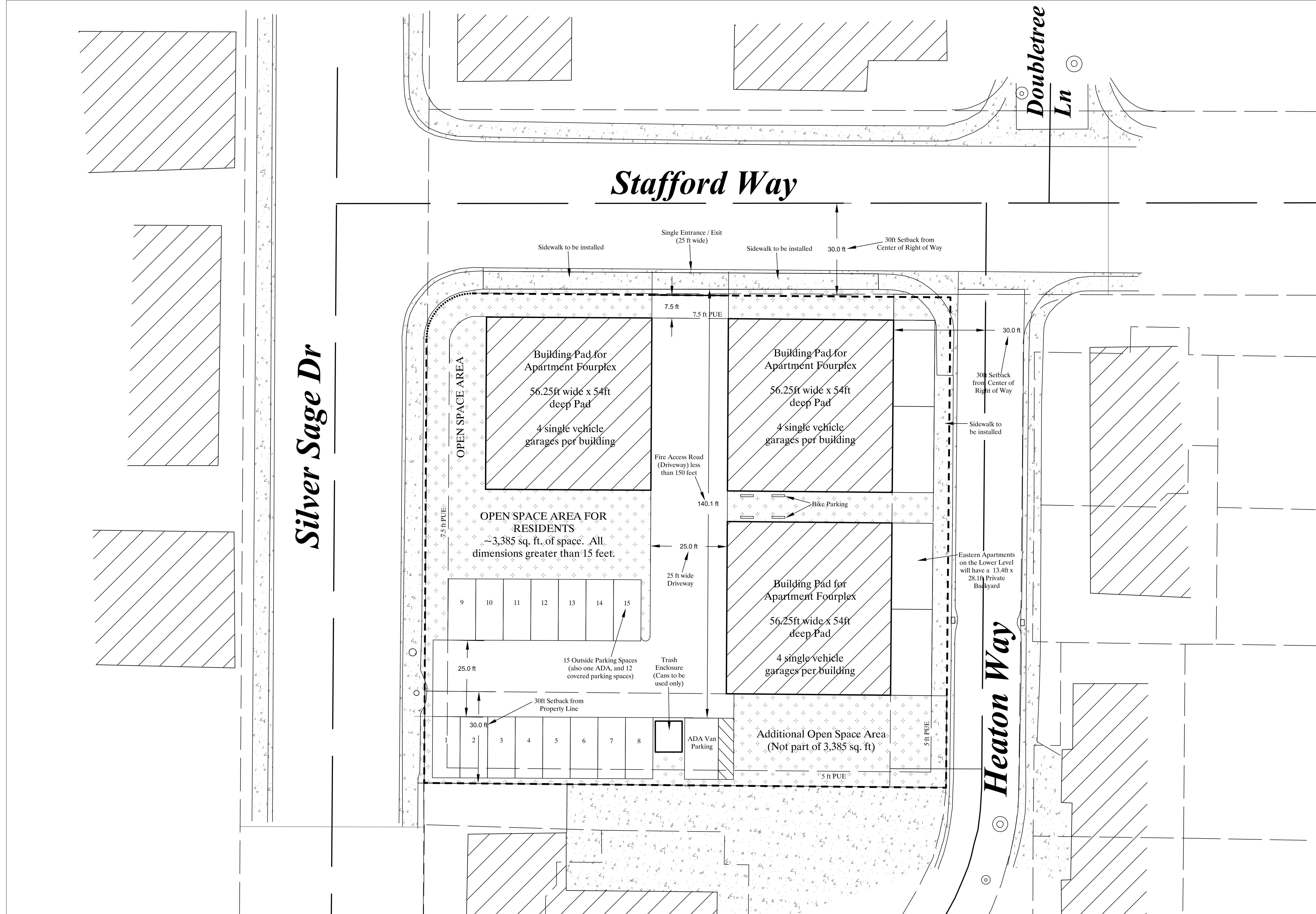
Thank you,

Christopher Moltz, P.E.



Stanka Consulting, LTD

Proposed Layout - Stafford Way Multifamily Luxury Apartments



SCALE

APN 009-56-307

Stanka Consulting, LTD

A Professional Engineering Company

3108 Silver Sage Drive, Suite 102

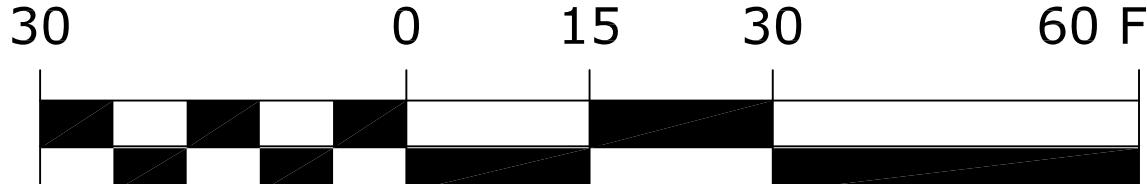
**3100 Silver Sage Drive,
Carson City NV 8970**

(775) 885-9283

chris@stankaconsulting.com

www.stankaconsulting.com

— 1 —



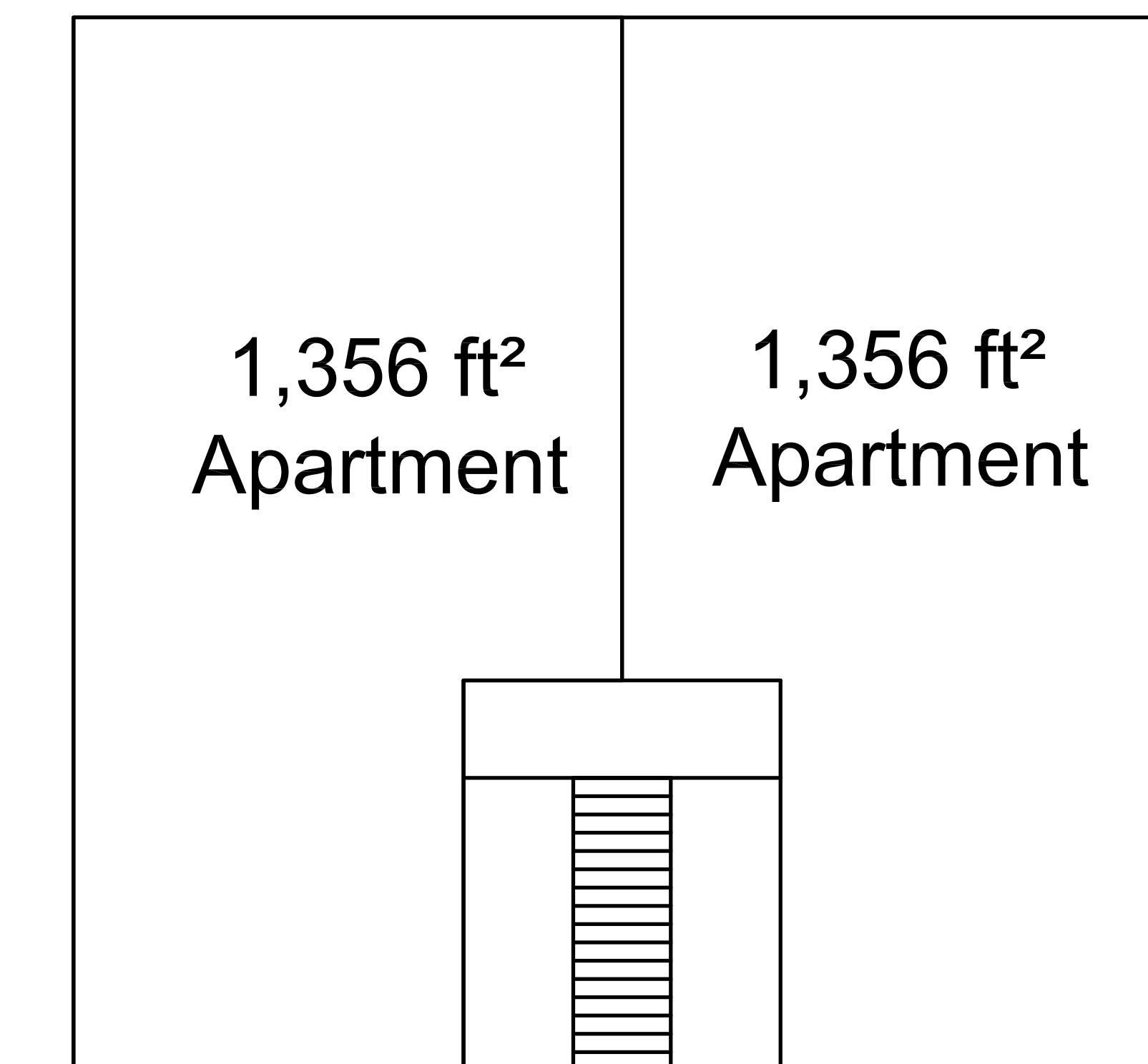
DRAFT FLOORPLAN - Stafford Way Multifamily Luxury Apartments

*Building Height Must be 26ft or Less

56.25ft x 54 ft Pad
Draft Lower Floor Plan



56.25ft x 54 ft Pad
Draft Upper Floor Plan



NO SCALE

APN 009-56-307

Stanka Consulting, LTD

A Professional Engineering Company

3108 Silver Sage Drive, Suite 102

Carson City NV 8970

(775) 885-9283

chris@stankaconsulting.com

www.stankaconsulting.com



Height will be reduced to conform to Carson City requirements.
This style will be used as the basis for the eventual style of the apartments

Special Use Permit Proposed Color Swatch

Project Name: *Stafford Way Luxury Apartments*

Project Location: *Stafford Way, Carson City, NV 89701*

Project Owner: *Jeff P Pisciotta Buildr's Inc, P.O. Box 119
Gardnerville, NV 89410*

General Contractor: *Jeffrey P. Pisciotta NV License No: 33620A
APN No: 009-563-07*



Roof Color:
Bark wood



Trim Color:
Swiss Coffee



Gable End
Color: Trout



Stucco Color:
London Fog



Window Color:
White Vinyl



Garage Door
Color: Trout



Exterior Light Fixtures
Color: Antique Finish



Masonry Color:
El Dorado Stone



Front Door
Color: Trout

For Carson City Use only:

Case No:


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

Secured Tax Inquiry Detail for Parcel # 009-563-07

Property Location: STAFFORD WY
 Billed to: PISCIOTTA, JEFFREY P BLDR'S INC
 P O BOX 336
 GARDNERVILLE, NV 89410-0000

Tax Year: 2019-20
 Roll #: 013938
 District: 2.4
 Tax Service:
 Land Use Code: 140

[Code Table](#)

Outstanding Taxes:

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

No Prior Year Taxes

Current Year

08/19/19	285.20		285.20	285.20	.00
10/07/19	284.00		284.00	284.00	.00
01/06/20	284.00		284.00	.00	284.00
03/02/20	284.00		284.00	.00	568.00

Totals:	1,137.20	.00	1,137.20	569.20	
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[History](#)

Additional Information

	2019-20	2018-19	2017-18	2016-17	2015-16
Tax Rate	3.5700	3.5700	3.5700	3.5200	3.5200
Tax Cap Percent	4.8	4.2	2.6	.2	3.2
Abatement Amount	233.03	159.02	90.95		

Stanka Consulting, LTD

A Professional Engineering Company

Traffic Study

Project: Stafford Way Luxury Apartments

APN 009-563-07

February 12, 2019

Prepared by:

Christopher Moltz, P.E.



Prepared for:

Carson City, NV

Executive Summary

The proposed Stafford Way Luxury Apartments are to be located on Carson City APN 009-563-07 at the intersection of Stafford Way and Silver Sage Drive. APN 009-563-07 is 0.63 acres in size as shown on the Assessors web site for Carson City, Nevada. The purpose of this study is to address the project's impact upon the adjacent roadway network.

There are three proposed multifamily (apartment) buildings for the parcel. Each of the three buildings will have four apartments, for a grand total of 12 dwelling units. A Major Project Review (MPR) Meeting was previously held on December 4, 2018 for this project (MPR-18-167). Pursuant to the comments from that meeting, Engineering and Utilities comment No. 8 states that "A sealed memo must be provided by a professional engineer showing that the project will not generate more than 80 peak hour trips and will not generate more than 500 trips per day according to ITE trip generation rates." This Traffic Study should completely satisfy that requirement.

The only proposed access into or out of the proposed apartments is along Stafford Way. There is no proposed secondary access along Silver Sage Drive (a major arterial for vehicles, buses, and bicycles).

Pursuant to Carson City Design Standards 12.13, none of the warrants which would require a traffic study are met (either more than 80 peak hour trips or more than 500 trips per day); therefore, no traffic impact study is required. Documentation identifying these conditions and the analysis to come to this conclusion are included in this report.

Traffic generated by the proposed Stafford Way Luxury Apartments will have negligible impact on the adjacent street network.

It is recommended that any required signing, striping, or traffic control improvements comply with Carson City requirements.

It is recommended that a single stop sign be installed to stop egress traffic from the proposed apartments.

It is recommended that the project driveways, internal streets, and curb and gutter be designed per Carson City standards.

I. Introduction

General Information

The proposed Stafford Way Apartments are to be located on Carson City APN 009-563-07 at the intersection of Stafford Way and Silver Sage Drive. APN 009-563-07 is 0.63 acres in size as shown on the Assessors web site for Carson City, Nevada. The property is located in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 29, T.15N., R.20E., M.D.B.&M. The site is zoned Neighborhood Business Planned Development and the Master Plan Designation is High Density Residential (HDR).

Refer to Attachment 1 for an overview of the project location, as well as Attachment 2 for a proposed site layout.

There are three proposed multifamily (apartment) buildings for the parcel. Each of the three buildings will have four apartments, for a grand total of 12 dwelling units. A Major Project Review (MPR) Meeting was previously held on December 4, 2018 for this project (MPR-18-167). Pursuant to the comments from that meeting, Engineering and Utilities comment No. 8 states that “A sealed memo must be provided by a professional engineer showing that the project will not generate more than 80 peak hour trips and will not generate more than 500 trips per day according to ITE trip generation rates.” This Traffic Study should completely satisfy that requirement.

II. Existing Roadways and Intersections and Site Conditions

The only proposed access into or out of the proposed apartments is along Stafford Way. There is no proposed secondary access along Silver Sage Drive (a major arterial for vehicles, buses, and bicycles). Silver Sage Drive is a two lane major arterial for the area (with one lane northbound traffic, and one lane southbound traffic, and a center turn lane). There are designated sidewalks, bicycle lanes, and bus routes along Silver Sage Drive. The speed limit for Silver Sage Drive in the vicinity of the project location is 25 mph. Northbound and southbound traffic is unimpeded along Silver Sage Drive in the vicinity of the proposed project location. Stafford Way T-intersects into Silver Sage Drive at the project location, and is controlled by a stop sign. All cross roads in the vicinity of this project utilize stop signs as well. A project location map utilizing Carson’s City’s online MapGeo program can be seen in Attachment 1.

A site visit was performed on February 7, 2019 and no local warrants, such as school zones or other nearby facilities or traffic conditions identified the need for a signalized intersection.

III. Engineering Analysis to Determine if a Traffic Study is Required

Carson City Municipal Code (CCMC), Section 12.13 Traffic and Impact Study Requirements were reviewed to determine if a Traffic Impact study was required for this project.

Here are the following conditions and the resultant findings:

1. The proposed development shall generate eighty (80) or more peak hour trips as determined using the Institute of Traffic Engineers (ITE) trip generation rates or other such sources accepted by the city engineer.

Review of the ITE Trip Generation Manual 10th Edition (2017) was used for this analysis. The proposed residences were identified as having an ITE Land Use of 220: Multi-family Housing (Low-Rise). Review of Weekday AM Peak Hour Flows, Weekday PM Peak Hour Flows, Saturday Peak Hour Flows, and Sunday Peak Hour Flows were all reviewed. The highest number of Peak Hour Trips identified was 8 trips for 12 Dwellings during the Saturday Peak Hour. This is far below the 80 peak hour trip threshold.

2. The proposed development shall generate five hundred (500) or more trips per day.

Review of the ITE Trip Generation Manual 10th Edition (2017) was used for this analysis. The proposed residences were identified as having an ITE Land Use of 220: Multi-family Housing (Low-Rise). Weekday Vehicle Trips, Saturday Vehicle Trips, and Sunday Vehicle Trips were all reviewed. The highest number of daily Vehicle Trips identified was 97.68 trips for 12 Dwellings during Saturday. This is far below the 500 or more trip per day threshold.

3. The proposed development contains phasing, and impacts from the cumulative phasing have net effects of items 1 or 2. In this case, a traffic study shall be required with the first phase of the development.

There are no proposed phases for this project. The findings of 1 or 2 remain unchanged.

4. The city engineer determines that a traffic study is required. For example, a traffic engineering study may be required for small developments that do not satisfy one of the above requirements if they are near a school, community shopping or recreation area, near a historic area, or shall generate truck traffic. On small developments, the city may require an analysis of the proposed access, safety issues, and the internal street system or parking.

A Major Project Review (MPR) Meeting was previously held on December 4, 2018 for this project (MPR-18-167). Pursuant to the comments from that meeting, Engineering and Utilities identified no additional issues which may affect traffic or traffic analysis.

5. The proposed development contributes to the need for a traffic signal.

The project location and the surrounding road system within the vicinity of the project location does not contain any signalized intersections. Additionally, this is the only remaining undeveloped lot for many blocks (all surrounding areas are already developed). The addition of the proposed twelve dwelling units will not contribute any substantial traffic flow, and will have a negligible effect on the local street network. Therefore, this condition is not applicable to this project.

IV. Conclusions:

Pursuant to Carson City Municipal Code (CCMC), Section 12.13, none of the five conditions which would require a traffic impact study are met; therefore, no traffic study is required. Documentation identifying these conditions and the analysis to come to this conclusion are included in this report.

Traffic generated by the proposed Stafford Way Luxury Apartments will have negligible impact on the adjacent street network.

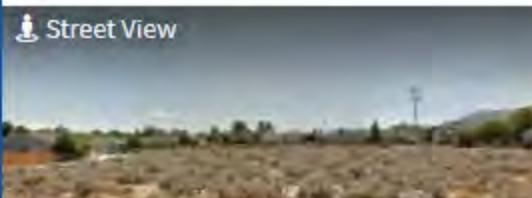
It is recommended that any required signing, striping, or traffic control improvements comply with Carson City requirements.

It is recommended that a single stop sign be installed to stop egress traffic from the proposed apartments.

It is recommended that the project driveways, internal streets, and curb and gutter be designed per Carson City standards.

**ATTACHMENT 1 – Overview of Stafford Way Luxury Apartments Project: Carson City APN
009-563-07. Screenshot obtained from Carson City MapGeo Online Program**

STAFFORD WY


[Google Directions](#)
[Zoom](#)
[View Details](#)
[Detail Report](#)
[Parcel Report](#)
[Parcel Maps](#)

Property

Address STAFFORD WY

APN 00956307

Ownership

Owner PISCIOTTA, JEFFREY P
BLDR'S INCMailing Address P O BOX 336
GARDNERVILLE, NV
89410-0000

Valuation

Total Value \$38372

Land \$38372

Improvements \$0

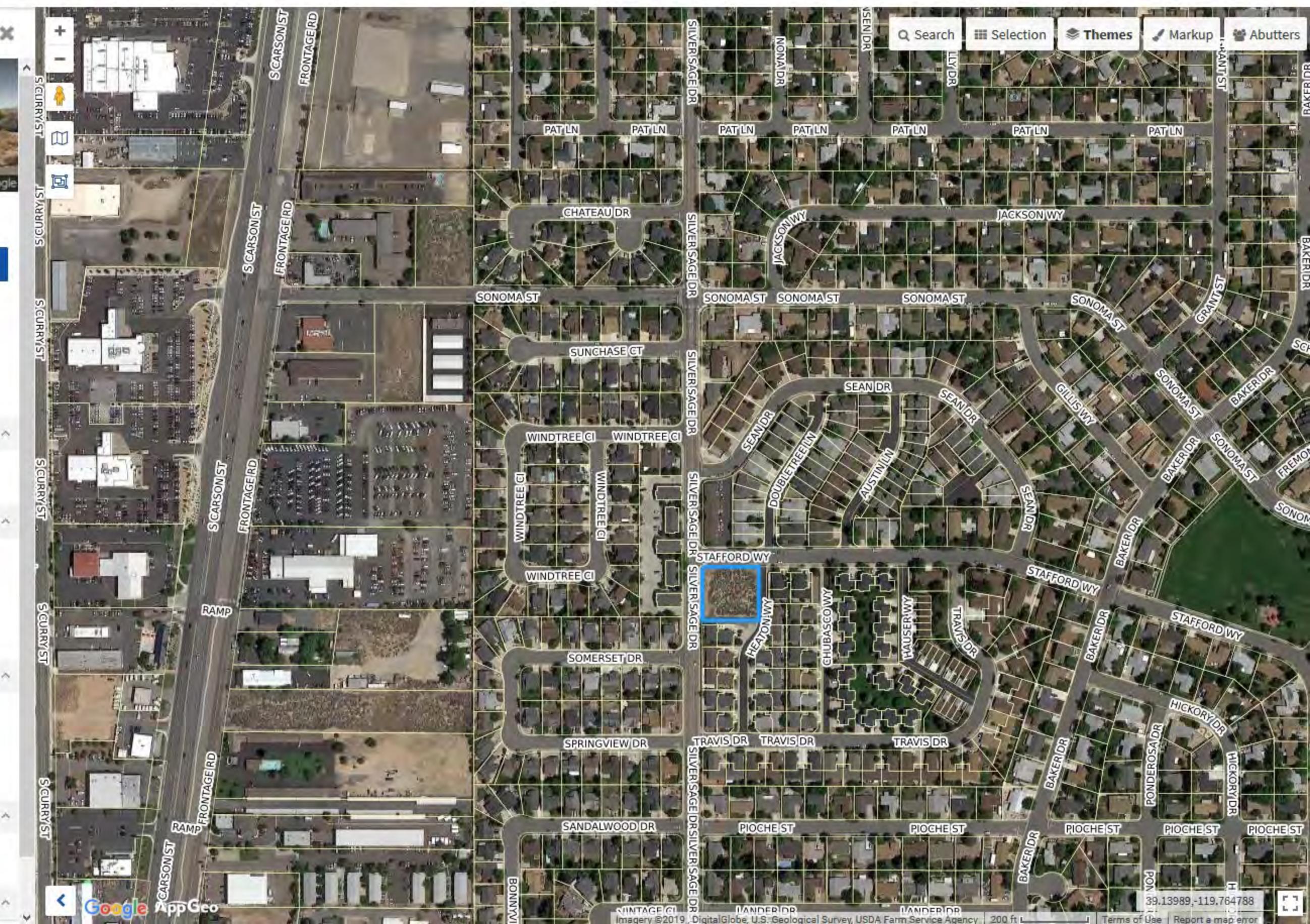
Assessor Report [Download](#)

Land

Parcel Area 0.63 Acres

Zoning NB-P

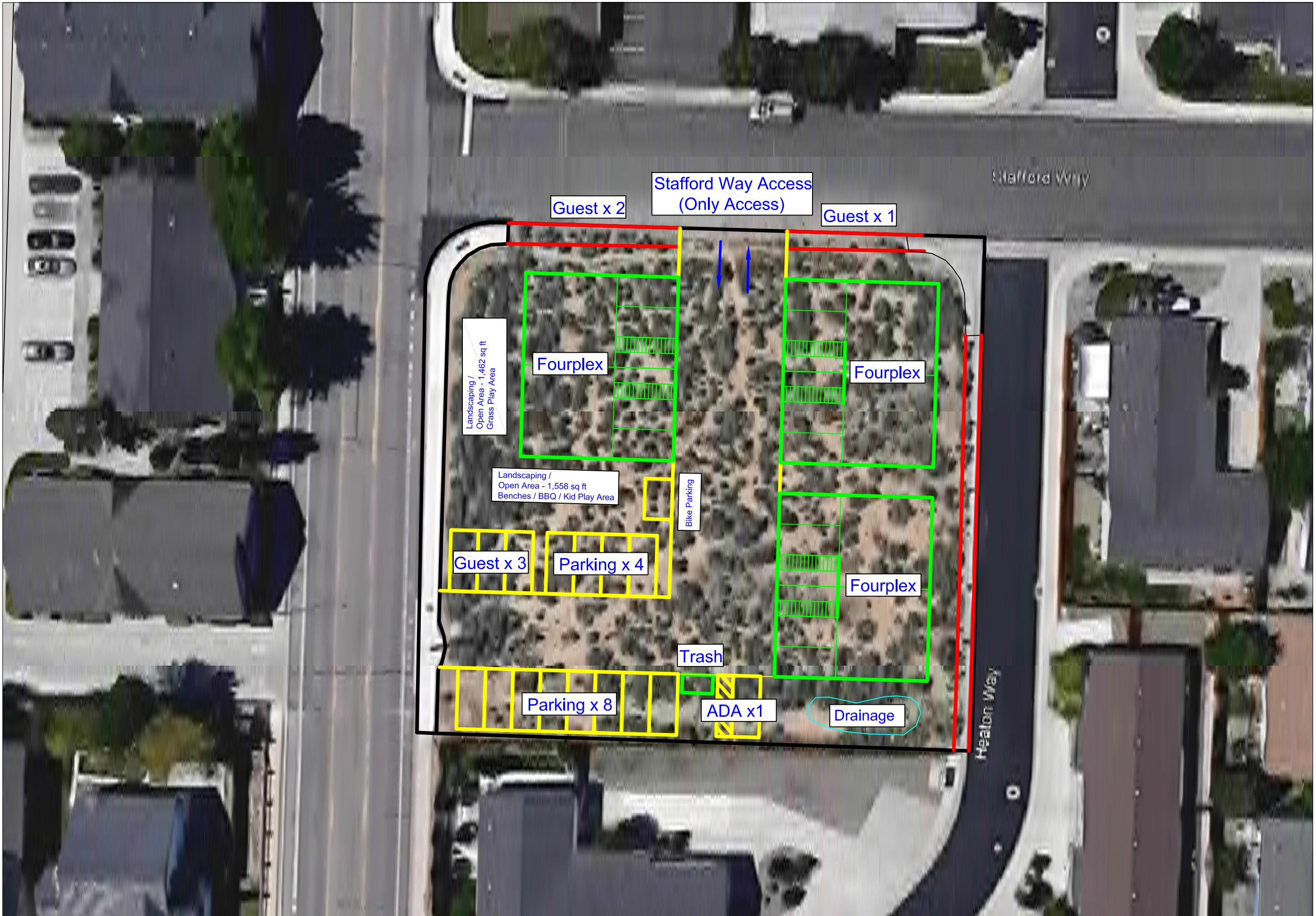
Addresses



AppGeo

ATTACHMENT 2 – Overview of Proposed Site Plan for Stafford Way Luxury Apartments
Project: Carson City APN 009-563-07

Proposed Layout - Stafford Way Multifamily Luxury Apartments



SCALE
30 0 15 30 60 FEET

APN 009-56-307

Stanka Consulting, LTD

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Carson City NV 8970
(775) 885-9283
chris@stankaconsulting.com
www.stankaconsulting.com

Stanka Consulting, LTD

A Professional Engineering Company

3108 Silver Sage Drive, Suite 102 ~ Carson City, Nevada 89701 ~ (775) 885-9283
Website - www.stankaconsulting.com ~ email - markj@stankaconsulting.com

October 9, 2019

Carson City Planning Division
108 E. Proctor Street
Carson City NV 89701

Subject: Sewer Analysis for Stafford Way Luxury Apartments; Jeffrey P. Pisciotta Bldr's Inc; Corner Stafford Way and Silver Sage Drive, APN 009-563-07- Per requirements of CCMC 15.3.2

Stanka Consulting LTD, acting as agents for Jeffrey P. Pisciotta Bldr's Inc, owner of APN 009-563-07, at the southeast corner of Stafford Way and Silver Sage Drive, is submitting this sewer main analysis as outlined in Carson City Municipal Code (CCMC) 15.3.2 of Title 18: Sewer Design Criteria. The sewer main analysis is being required as part of the Special Use Permit that was required per the Major Project Review notes for MPR 18-167, dated December 19, 2018, Item 1. The applicant wishes to construct a 12-unit, multi-residential project. The 12 units would be constructed in three, four-unit buildings. Improvements will consist primarily of grading, utility connections, drainage facilities, asphalt placement for driveways, parking areas and drive aisles, curb and gutter and landscaping. The existing lot has a total size of 0.63 acres and is currently vacant.

The list of fixtures for the project as it is proposed by the applicant is shown on the following page in Table 1. The fixture unit count will then be applied to each applicable fixture to arrive at a total fixture unit count. Based on the site plan and property size, no additions or phasing are possible or planned.

Table 1: Fixtures proposed for a multi-residential project on APN 009-563-07 and Total Proposed Fixture Unit Count

Type of Fixture	Fixture Unit Count per Item Private Use	Fixture Unit Count per Item Public Use	No. of fixtures – Private Use	No. of fixtures – Public Use	Fixture Unit Count
Shower/bath	1	2	24	-	24
Bathroom sink	1	2	24	-	24
Toilet	1.5	2.5	24	-	36
Kitchen sink	2	4	12	-	24
Dishwasher	2	4	12	-	24
Washing machine	2	14	12	-	24
Total Fixture Unit Count:					156

Table 1 applies the fixture unit count to each of the items above. It uses the fixture unit count table from the Nevada Division of Water Resources (NDWR) website.

Based on the fixture unit analysis, the multi-residential project will generate 156 fixture units. This is below the 200 fixture unit count threshold for a sewer main analysis. However, this report will continue to evaluate the downstream sewer system.

There are two sewer mains that could potentially serve this project (one on Silver Sage Drive and one on Stafford Way). However, the Engineering and Utilities comment No. 5 from MPR 18-167 states: “The preferred connection locations for the sewer and water are Silver Sage Drive and Stafford Way, respectively.” Based on this comment, we will assume sewer will connect into the existing sewer main on Silver Sage Drive. Please see Attachment 1 for a map of the existing sewer and tributary areas for the existing sewer.

Silver Sage Drive Sewer Main:

According to data from Carson City, there is an 8-inch PVC sewer main in Silver Sage Drive that flows north. The tributary area for this main consists of 41 residential homes on Springview Drive, Parkview Drive, and Somerset Drive. There are two office buildings on Silver Sage Drive that also discharge to the sewer main. The two office buildings contain only offices and each is just over 3,000 square feet in size with only bathrooms and small kitchens; based on engineering judgment, this office will use the residential rate for the two office buildings. Using the average residential equivalent dwelling unit (EDU) rate of 250 gpd, total sewer generated in this tributary area is 10,750 gpd or 0.017 cfs. The peak flow, based on a peaking factor of 3, equates to a flow of 0.051 cfs. For an 8-inch PVC pipe, where n is determined to be 0.013 and slope is estimated at .010, a d/D ratio (depth of waste flow to diameter of pipe) of 0.50 would equate to a capacity of 0.16 cfs. Based on these assumptions, present usage is approximately 32% of capacity.

The 12 units proposed for the subject property would each generate 250 gpd or 750 gpd each based on a peaking factor of 3. The 12 units together would generate 9,000 gpd or 0.014 cfs. Total peak flow from existing and proposed flow in the Silver Sage Drive sewer main would be 0.065 cfs or approximately 41% of capacity.

Summary

The tributary areas of the sewer main potentially serving this project does not have the potential to expand since the surrounding area is completely developed and is already served by other sanitary sewer mains. The subject property represents the last open space that can be developed that would be served by the existing sewer mains along Silver Sage Drive or Stafford Way.

The subject property is currently zoned Neighborhood Business (NB). A residential project such as this is a conditional use within the NB zone based on submittal of a Special Use Permit (SUP) of which this analysis is a part. However, this property is designated as High Density Residential in the Master Plan. The overall proposed density is 19 dwelling units per acre, within the 8-36 dwelling units per acre allowed within the High Density Residential land use designation.

The proposed project would not cause sewer flow within the sewer main along Silver Sage Drive to exceed 50% capacity, and there is no additional future flow that could be served by either sewer main. Existing sewer capacity has been calculated at 32%, and with the addition of this project, that number will increase to 41%. Based on this analysis, this project will have minimal impact to the local sewer system.

If you have any questions please contact me at (775) 885-9283.

Thank you,

Mark Johnson, P.E.



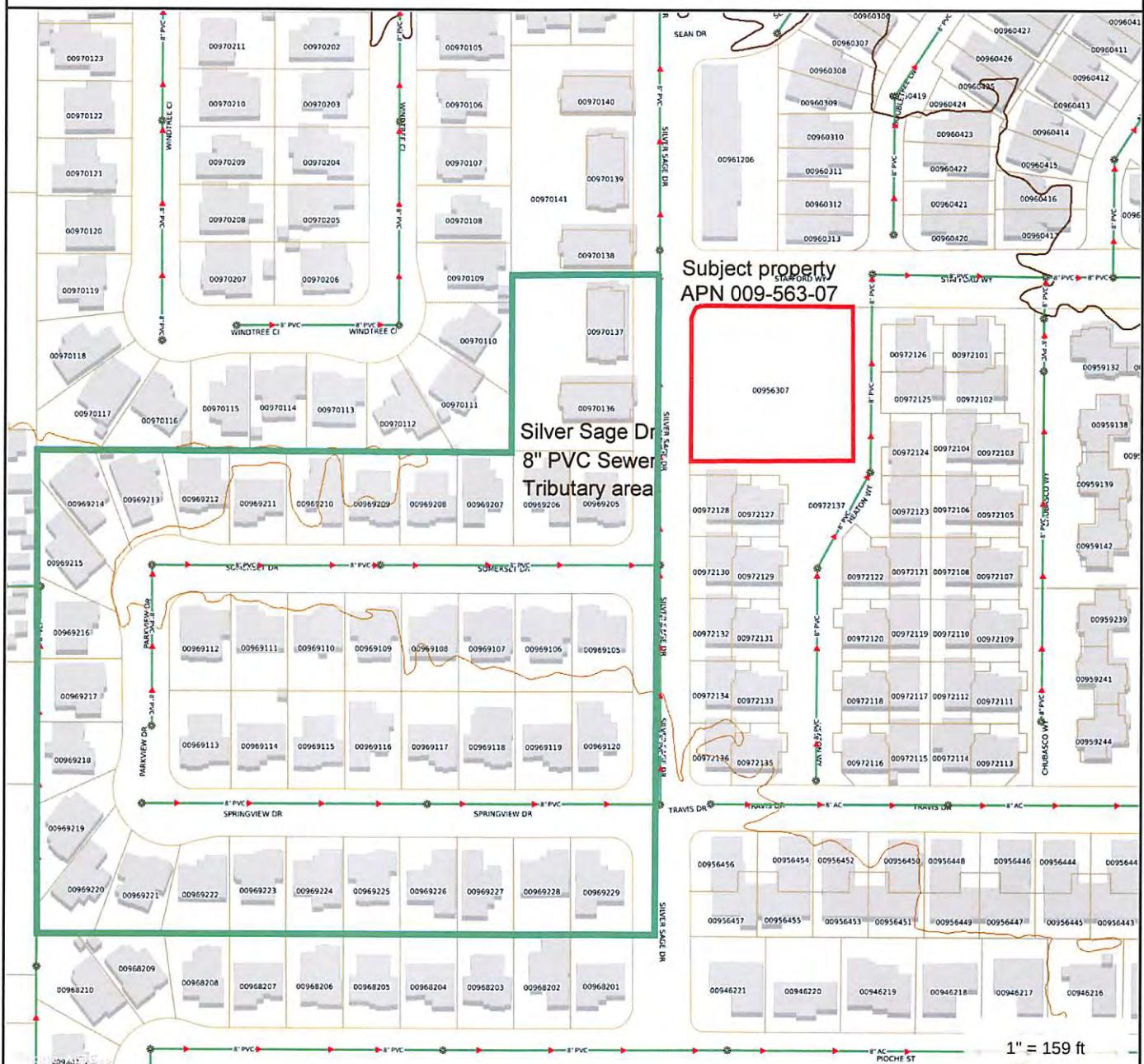
Stanka Consulting, LTD



Attachment 1

Map of Existing Sewer and Existing Sewer Tributary Areas
From Carson City Map Geo Website Accessed 10-7-19

Stafford multi-res project



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Carson City , NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/17/2018
Data updated 11/17/2018

Stanka Consulting, LTD

A Professional Engineering Company

Water Main Analysis

Project: Stafford Way Luxury Apartments

Stafford Way

APN 009-563-07

October 9, 2019

Prepared by:

Mark Johnson, P.E.



Prepared for:

Carson City

I. Introduction

1.1 Purpose of Analysis

This water main analysis report will describe the water facility requirements for the proposed Apartments located at the southeast corner of Silver Sage Drive and Stafford Way in south Carson City. This report will investigate the adequacy of the existing water system to supply fire flow, multifamily-residential, and irrigation flow to the project.

1.2 Project Location and Description

The project will consist of the construction of three four-plex apartments (12 units total) and related site work. The project is located on Stafford Way (no address currently assigned) at the southeast corner of Silver Sage Drive and Stafford Way in south Carson City. The assessor's property number (APN) is 009-563-07, and the parcel is 0.63 acres in size as shown on the Assessors web site for Carson City, Nevada. See Attachment 1 for a site map and vicinity map of the project.

All apartments will remain as a single APN for this project. A Major-Project Review Meeting was held for this project on December 4, 2018 (MPR-18-167). A copy of the Major Project Review Comments has been included as Attachment 2.

1.3 Methodologies

No publicly-maintained water facilities will be constructed for this project. The project will utilize new water meter pits for commercial and irrigation services. Multiple existing fire hydrants are located in close vicinity to the property, and it is assumed that these will be sufficient for this project (An overview of Existing Fire Hydrant Locations can be seen in Attachment 3).

II. Proposed Alignment and Quantity of Service

2.1 Project Water Main Improvements

No water main piping or other publicly-maintained water facilities will be constructed as part of this project. Per review of MPR 18-167 notes from the Fire Department, "2. Apartments require fire sprinklers and fire alarm." Additionally it is stated that "9. The 2 hydrants along Stafford Way are available to count for the project." Two meters will be used for commercial and irrigation service (to be billed separately). MPR 18-167 notes from the Engineering Department state, "16. If a separate fire line is utilized, the system must be designed by an engineer. The backflow preventer assembly must be above ground in a hot box, and located as close to the property line (on the private side) as possible. Please see Chapter 445A of Nevada

Administrative Code. Fire sprinklers may also be fed off of the domestic water main, with one water line to each building and a backflow preventer in the fire riser room of each building.” Private water service lines will be constructed to each building. Initially it is proposed that a single private water main will be installed from the Carson City main. Then water lines for each apartment building will tap into the proposed private main. It is assumed that water use will be separately metered for each apartment. Domestic water lines are proposed to be $\frac{3}{4}$ ” lines for each apartment, and it is anticipated that the irrigation line will be 1” in size.

2.2 Water Main Analysis

According to Carson City Public Works, there are no nearby fire hydrants with test flow data available. During a discussion with staff of Carson City Public Works on October 9, 2019, regarding the available flow to the apartment project, a water model was run of the area by Carson City staff. From the results of the water model, it was determined that the water system could provide a minimum available flow of approximately 3,000 gpm at the fire hydrant near the northwest corner of APN 009-563-07. Please see Attachment 4 for a copy of the email.

Static pressure at the site is approximately 60 - 70 psi. Based on the email in Attachment 4, available fire flows are expected to be 3,000 gpm at a 20 psi residual. Per the 2018 IFC Table B105.1(2), required fire flow and duration for a Type 3 building construction and IBC Occupancy Group R-2, would be a minimum of 1,500 gpm for two hours, based on the installation of sprinkler systems. Since the system appears to have the ability to provide 3,000 gpm at a 20 psi residual, a 1,500 gpm flow will have a residual pressure greater than 20 psi.

There is commercial development adjacent to the subject property. The minimum flow for non-residential development per the IFC is 1,500 gpm. Since the calculated minimum required fireflow for the proposed development does not appear to exceed the existing fireflow demand for the area, this project would not put additional strain on the water system to deliver adequate fireflow.

Total non-irrigation consumption of the project would be based on the total calculated fixture units as summarized in Table 1 (following page).

Table 1 - Fixture Count for Stafford Way Apartments

Type of Fixture	Fixture Unit Count per Item Private Use	Fixture Unit Count per Item Public Use	No. of Fixtures – Private Use	No. of Fixtures – Public Use	Fixture Unit Count
Shower/bath	1	2	24	-	24
Bathroom sink	1	2	24	-	24
Toilet	1.5	2.5	24	-	36
Kitchen Sink	2	4	12	-	24
Dishwasher	2	4	12	-	24
Washing Machine	2	14	12	-	24
Hose Bib	3	5	7	-	21
TOTAL					177

Table 1 applies the fixture unit count to each of the items above. It uses the fixture unit count table from the Nevada Division of Water Resources (NDWR) website.

The fixture unit table was calculated based on fixture units assigned from the Nevada Division of Water Resources (NDWR). Based on the expected fixtures from Table 1, we have a total of 177 fixture units for this project. Multiplying the 177 total fixture units by 15 gpd per fixture unit, results in 2,655 gpd for the project or 1.84 gpm. For a conservative analysis, and due to uncertainties with the final fixture count, this report will use an average day non-irrigation demand of 2.0 gpm.

Landscape demand for the project is based on an estimate of probable landscape water demand based on the anticipated landscape area (since the landscape plan has not been completed). The daily demand is based on a 32-week season. The daily demand is estimated at maximum use of 800 gpd or 13.3 gpm (assuming 1 run time for irrigation system).

When the maximum day demand factor of 2.0 is applied to the average day demand, the max day demand equals 4.0 gpm. The peak hour factor of 1.5 to the max day demand equals 6.0 gpm. Adding in the irrigation demand, the max day demand would equal 17.3 gpm and peak hour demand would equal 19.3 gpm.

Max day plus fireflow would equal 1517.3 gpm. It is expected this would remain above the 20 psi minimum in NAC 445A.6711. It is expected the minimum pressure during the max day demand of 17.3 gpm would be greater than 40 psi per NAC445A.6711 given the static pressure in the area is in the 60 – 70 psi range. Pressure during peak hour demand of 19.3 gpm would also be expected to remain in the 60 – 70 psi range. This is greater than the 60 psi required per Carson City Municipal Code (CCMC) 15.3.1. Since this is in an infill development, if system pressures do not exceed 60 psi, this requirement may be waived by the utilities director per CCMC 15.3.1.

A fire flow test will be performed prior to submittal of the building and site work permit to confirm the data received from Carson City.

III. Conclusion

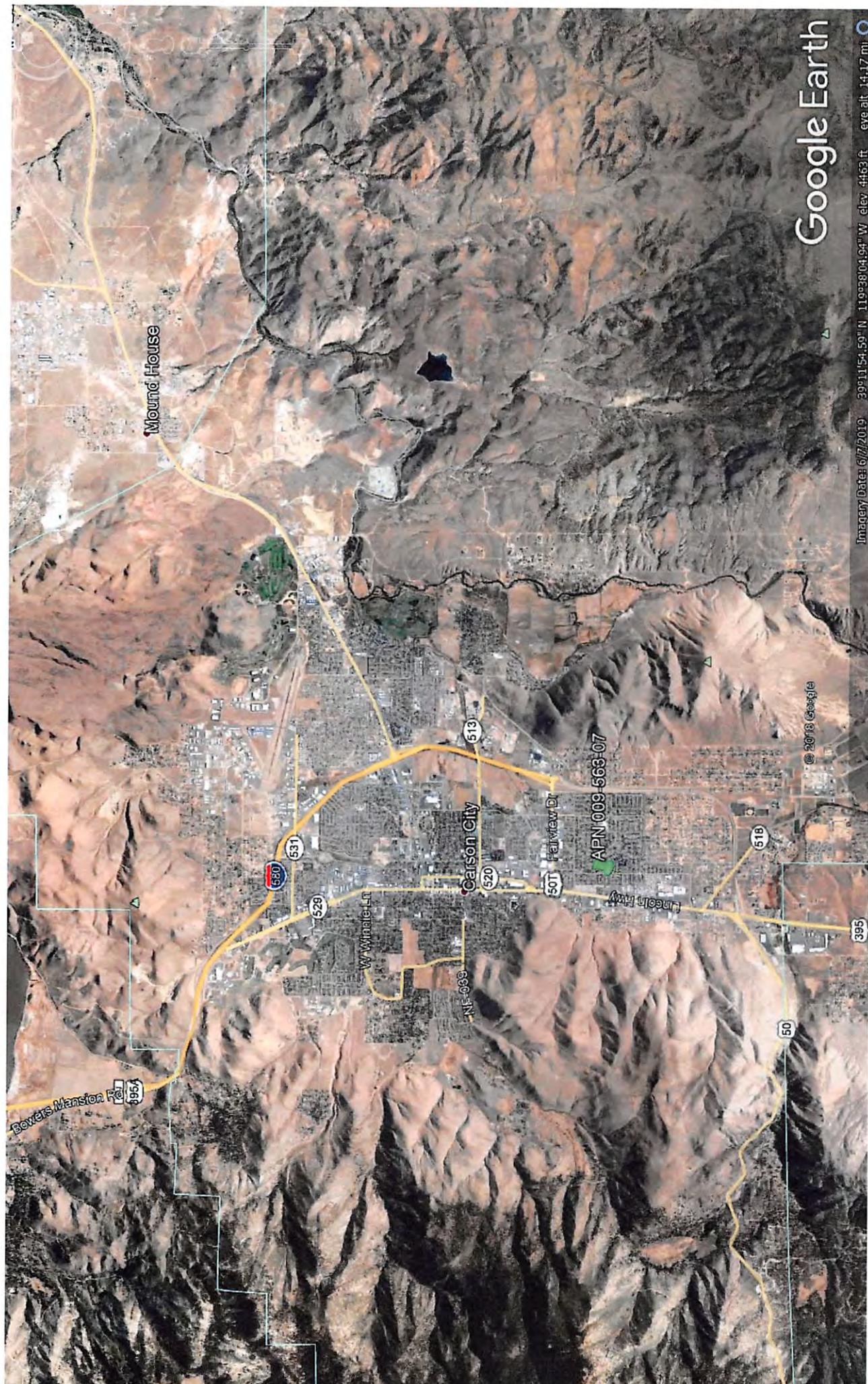
An apartment complex (three four-plexes, 12 units total) is proposed for the 0.63 acre parcel located at the southeast corner of Stafford Way and Silver Sage Drive (APN 009-563-07). No publicly maintained water improvements will be constructed. New water meter pits will need to be constructed. It is anticipated that each building will have its own main service line and backflow prevention device, which will then be separated into four metered connections (one for each apartment). There will also be a separate metered connection for landscaping. Proposed fire lines for this project are anticipated to be part of the main domestic line to each building. There are two existing fire hydrants located across the street on the north side of Stafford Way. Per MPR 18-167 meeting notes from the Fire Department, these two hydrants can be utilized for this project.

Total non-irrigation use is calculated at 1.84 gpm. However, for planning purposes, 2.0 gpm is used as the average day demand. Total irrigation demand was estimated at maximum use of 13.3 gpm. In order to determine a conservative max day demand, the irrigation and average day demand was added together and multiplied by a 2.0 max day factor to arrive at a max day demand of 4.0 gpm. A peak hour factor of 1.5 was used to arrive at a peak hour demand of 6.0 gpm.

Based on the email from Carson City Public Utilities staff dated October 9, 2019, static pressure in the area is in the 60 – 70 psi range and the system is expected to be able to deliver 3,000 gpm flow at a residual of 20 psi. Based on the static pressure and available water system flow, max day and fireflow is expected to be greater than 20 psi. Pressure during peak hour demand of 19.3 gpm would also be expected to remain in the 60 – 70 psi range. This is greater than the 60 psi required per Carson City Municipal Code (CCMC) 15.3.1. Since this is in an infill development, if system pressures do not exceed 60 psi, this requirement may be waived by the utilities director per CCMC 15.3.1

There is commercial development adjacent to the subject property. The minimum flow for non-residential development per the IFC is 1,500 gpm. Since the calculated minimum required fireflow for the proposed development does not appear to exceed the existing fireflow demand for the area, this project would not put additional strain on the water system to deliver adequate fireflow and domestic pressure. This will be confirmed by a fire flow test to be performed prior to submittal of the building and site work permits.

**ATTACHMENT 1 – Overview of Stafford Way Luxury Apartments Project: Carson City APN
009-563-07. Screenshot obtained from Carson City MapGeo Online Program**





ATTACHMENT 2 – Copy of Major Project Review Comments – MPR 18-167 December 4, 2018



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180-Hearing Impaired:711

www.carson.org
www.carson.org/planning

December 19, 20018

Chris Molz
Stanka Consulting LTD
3108 Silver Sage Dr, Ste 102
Carson City, NV 89703

Major Project Review: MPR-18-167

Project Description: Multi-Family Apartment project Stafford Way

Review Date: December 4, 2018

Major Project Review Comments

The Major Project Review Committee has reviewed the proposed plans for three fourplexes on the subject property. The following requirements and comments are provided for your use in preparing final plans and submittals for the project. Please be advised that the comments presented in this letter are based on the plans submitted with the Major Project Review application and may not include all the requirements or conditions which may be placed on the project at the time of submittal of planning applications for approval (if applicable) or final plans for building permits. It is hoped, however, that this review will expedite the completion of your project.

Some of the requirements noted below may have already been shown or otherwise indicated in the plans and need only be submitted in the final improvement plan form. Final on- and off-site improvement plans shall be submitted to the Permit Center, (108 E. Proctor Street). These plans must contain all appropriate requirements of Development Engineering, Health, Utilities, Fire, and Planning Divisions/Departments.

Planning applications (if applicable), such as Master Plan Amendments, Zoning Changes, Special Use Permits, Variances, Lot Line Adjustments, Parcel Maps, etc. shall be submitted to the Planning Division (108 E. Proctor Street) for review and approval.

SITE INFORMATION:

Address: Stafford Way (southeast corner of Stafford Way and Silver Sage Drive)

APN: 009-563-07

Parcel Size: .63 acre

Master Plan Designation: High Density Residential (HDR)

Zoning: Neighborhood Business Planned Development

PLANNING DIVISION

Contact Hope Sullivan, Planning Manager

1. Special Use Permit - CCMC 18.02.120

The project requires a Special Use Permit because a residential use is proposed in the Neighborhood Business zoning district. A subdivision of land that yields 4 parcels or less will require a parcel map. A subdivision of land, including townhouses, which will yield more than 4 parcels will require a subdivision. Please submit for conceptual map review if subdivision of land is being contemplated.

2. Residential Development in a Non-Residential zoning district

1.18 Residential Development Standards in Non-Residential Districts.

The following standards are intended to establish minimum standards and Special Use Permit review criteria for residential development within the Neighborhood Business (NB), Retail Commercial (RC), General Commercial (GC), Residential Office (RO) and General Office (GO) zoning districts. Multi-family dwellings are a conditional use in the Neighborhood Business zoning district.

1. Permitted uses. Residential uses are only allowed as permitted by Chapter 18.04, Use Districts, as a primary or conditional use in the applicable zoning districts.

2. Maximum permitted density. There is no maximum residential density within non-residential zoning districts subject to meeting the height, setback, parking and open space requirements of this chapter.

3. Maximum building height. Maximum building height shall be the maximum height established by the zoning district in which the project is located. The maximum building height in the Neighborhood Business zoning district is 26 feet.

4. Setbacks. Minimum setbacks shall be those established by the zoning district in which the project is located, subject to the following:

a. In the NB, RC, GC and GO zoning districts, a minimum setback of 20 feet is required adjacent to a residential zoning district, with an additional 10 feet for each story above one story if adjacent to a single-family zoning district.

b. A minimum setback of 10 feet is required from the right-of-way of an arterial street as identified in the adopted Transportation Master Plan, excluding the Downtown Mixed-Use area.

5. Required parking: Two spaces per dwelling unit; and in compliance with the Development Standards Division 2, Parking and Loading.

6. Open Space.

a. A minimum of 150 square feet per dwelling unit of common open space must be provided. For projects of 10 or more units, areas of common open space may only include contiguous landscaped areas with no dimension less than 15 feet, and a minimum of 100 square feet per unit of the common open space area must be designed for recreation, which may include but not be limited to picnic areas, sports courts, a softscape surface covered with turf, sand or similar materials acceptable for use by young children, including play equipment and trees, with no dimension less than 25 feet.

b. A minimum of 100 square feet of additional open space must be provided for each unit either as private open space or included in the common open space area.

c. Front and street side yard setback areas may not be included toward meeting the open-space requirements.

7. **Landscaping.** Landscaping shall comply with the Carson City Development Standards Division 3, Landscaping.

8. **Special Use Permit review standards.** Where a residential use is a conditional use within a given zoning district, the Planning Commission shall make two of the following findings in the affirmative in the review of the Special Use Permit in addition to the required findings of Section 18.02.080 of the Carson City Municipal Code:

- a. The development is not situated on a primary commercial arterial street frontage.
- b. The development is integrated into a mixed-use development that includes commercial development.
- c. The applicant has provided evidence that the site is not a viable location for commercial uses.
- d. The site is designated Mixed-Use Commercial, Mixed-Use Residential or Mixed-Use Employment on the Master Plan Land Use Map and the project meets all applicable mixed-use criteria and standards.

3. **Setbacks** - CCMC 18.04.190 and CCMC 18.04.195 (Residential and Non-residential)

	<u>Front</u>	<u>Rear</u>	<u>Side</u>	<u>Street Side</u>
Required:	0 ft	0 ft	0 ft	0 ft

If adjacent to residential zoning, a 30 foot setback is required. The plans do not call out setbacks, so compliance cannot be determined. For purposes of determining setback requirements for adjacent uses, adjacent means a parcel contiguous on any side or a parcel across a public or private right-of-way or access easement. Where an adjacent parcel is located across a public right-of-way, setback requirements shall be measured from the centerline of the right-of-way.

4. **Height** - CCMC 18.04.195 (Non-Residential)

The maximum height allowed in the NB zoning district is 26 feet. A Special Use Permit may be granted for addition height.

5. **Signs** - Carson City Development Standards, Division 4

A Sign Permit will be required prior to the placement or erection of any sign, or to install or alter any electrical wiring or fixture. See the Planning Division for information and standards. A Sign Permit application may be obtained from the Building Division. (Development Standards, Division 4.4.1)

6. Architectural Design - Development Standards 1.1

Proposed structures must meet the architectural standards outlined in the Development Standards, Division 1. (Development Standards, Division 1.1)

Variations of building details, form, line, color and materials shall be employed to create visual interest. Variations in wall planes, roof lines and direction are encouraged to prevent monotonous appearance in buildings. Large expanses of walls devoid of any articulation or embellishment shall be avoided. Similarly vertical variation in the roof line is encouraged. Mansard roofs shall wrap around the entire building. (Development Standards, Division 1.1.3)

Provide additional architectural treatment on elevations of the buildings. All building elevations shall receive architectural treatment, except in special situations where an elevation is not visible from an adjoining property or street. (Development Standards, Division 1.1.4)

Exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) should be muted or earth-tone in color. Bold colors shall be avoided except when used as accent or trim. (Development Standards, Division 1.1.6)

7. Landscaping - Carson City Development Standards, Division 3

A landscape and irrigation plan shall be filed with the City and approved by the Director prior to the approval of a site plan or issuance of a building permit. The plan shall be prepared by a landscape architect registered in the State of Nevada, or other person permitted to prepare landscape plans pursuant to Chapter 623A of the Nevada Revised Statutes (NRS). Landscaping on all commercial/industrial projects must be installed or supervised by an individual at the job location with at least one of the following credentials: Certified Landscape Technician, Licensed Landscape Contractor, Certified Landscape Professional, ISA Certified Arborist, Registered Landscape Architect, a C10 Qualified Employee as recognized by the State Contractor's Board, or an equivalent certification, approved by the Parks & Recreation Department. (Development Standards, Division 3.3)

The plans shall include landscape calculations relevant to the application of the standards of Division 3 of the Development Standards and shall include a plant list in a legend format giving the common and botanical names of each plant with a key number or identifying symbol assigned to each plant, the size of the plant, its spacing and the quantity to be used. (Development Standards, Division 3.3.2).

The landscape plans shall include construction details for planting, staking, soil amendments and any special requirements for the project and may be an attachment to the plans. (Development Standards, Division 3.3.3)

Identification and description of automatic irrigation components to insure that vegetation is adequately serviced through water conserving features is required. Overhead sprinkler irrigation is only allowed on turf areas or other areas requiring overhead sprinkler irrigation. (Development Standards, Division 3.3.5)

Trees and significant shrubs shall be preserved whenever possible and shall be considered part of the required landscape area. Preservation of existing 4-inch caliper (6-8 foot for evergreens) healthy trees will be eligible for a 2:1 credit toward the total tree requirement if approved by the Director, up to a maximum of 25% of the requirement for trees on the site. Provide an overlay on all submitted plans of all existing trees with caliper (deciduous) or height (evergreen) and

significant shrubs on the site and clearly mark which will be retained on the site and which are proposed to be removed. (Development Standards, Division 3.4)

Tree Protection. All deviations from the Tree Protection Code must be approved by the Planning Division. Construction activities can severely damage or kill trees. See the Tree Retention/Protection, Root Pruning Detail, and Excavation Adjacent to Retained Trees in the Development Standards, Division 3 Appendix for additional requirements and information. (Development Standards, Division 3.4.2)

Protective Fencing shall enclose the entire area under the canopy drip line of the tree protection zone throughout the life of the project, or until work within the tree protection zone is completed. The fence shall not be moved during construction phase without prior approval of the qualified site professional utilizing the best management practices. The protective fence may be removed at final grading inspection or at the time final landscaping is installed. Refer to the detail in the Development Standards, Division 3 Appendix for sample fence drawing. (Development Standards, Division 3.4.2)

All landscaping shall aesthetically enhance and be compatible with the site area. Landscaping shall be installed to enhance the view of the site from public street(s) and adjacent properties. (Development Standards, Division 3.5.1)

A minimum of 20% of the site's impervious surfaces excluding the building coverage must be pervious areas of landscape material. The area within the public right-of-way adjacent to a site must be landscaped and may be counted for 25% of the total required landscaped area. In areas with right-of-ways over 20 feet in depth, the Director may modify or waive the requirement for landscaping of the right-of-way. The requirement may also be waived by the Director if the public agency denies permission for an encroachment permit or lease of the area to be landscaped. (Development Standards, Division 3.5.2)

Where landscape areas abut sidewalks, drive-aisles, parking areas or other hardscape surfaces, a minimum three-foot wide landscape buffer area must be provided between any turf areas and the hardscape to capture irrigation overspray and runoff. The buffer area may be drip-irrigated plant materials or non-living landscape materials. (Development Standards, Division 3.6.3)

The minimum number of trees shall be one tree per 400 square feet of landscape area. Additional trees are required if the number of trees for parking areas and along right-of-way areas as described in Development Standards, Division 3.7.1.a and 3.7.1.b exceed this minimum. The Director may modify this standard for public uses such as parks. (Development Standards, Division 3.7.1)

- Included in the minimum required number of trees, a minimum of one shade tree must be planted for every 10 parking spaces or fraction thereof, and distributed throughout the parking area surface to provide even shading within the parking lot. For example, 18 parking spaces shall require two trees. A minimum of one deciduous tree shall be placed in each standard sized parking island.
- Included in the minimum required number of trees, at least one tree shall be placed along the right-of-way frontage for every 30 lineal feet of right-of-way at a point not more than 20 feet from the right-of-way. The Director may allow for different spacing or locations of trees for projects with outside display such as automobile sales lots.

Where more than 10 deciduous trees are provided as a part of the landscape plan, a minimum of 50% of the trees shall be of a different species to ensure diversity. Additional species may be required on larger projects. (Development Standards, Division 3.7.2)

Non-planted, non-living materials such as wood chips, bark, decorative rock, mulch, stone or other non-living materials may be used as groundcover, and shall be distributed throughout the site. All landscape areas shall be covered with materials suitable for reducing dust and evaporation and shall be designed to improve the aesthetic appearance of the area. An attractive mix of organic and non-organic materials is encouraged. Products which appear to be dirt shall not be used. (Development Standards, Division 3.8.2)

A ratio of at least six shrubs (five gallon size), is required for each tree placed or retained on the site. If a large quantity of turf is proposed for the site, the required shrub count may be reduced after review and approval of the submitted landscaping plans by the Planning Division. (Development Standards, Division 3.8.3)

On arterial streets, minimum 10 foot wide landscape areas shall be provided along the frontage of the site adjacent to the street. On all other streets, a minimum of six foot wide landscape area shall be provided along the frontage of the site adjacent to the street. On sites with unique constraints, the Director may approve an alternative dimension if the alternative does not compromise the integrity of the landscape plan. (Development Standards, Division 3.9)

Tree selection for projects will be guided by the approved Carson City Tree List for Commercial Projects. Trees planted in the City will be installed according to the City's tree planting standards. The approved tree list and standard planting details are located in the Appendix of the Development Standards, Division 3. (Development Standards, Division 3.10.8)

Parking and driveway areas shall include concrete curbs or similar improvements as approved by the Director for protection of landscaping. Vehicle overhangs into landscaped areas shall not exceed two feet. Planter areas shall not be less than 72 square feet in size and shall have a minimum width of six feet. (Development Standards, Division 3.11.1)

Snow storage should be incorporated within the design of projects and should be oriented for maximum sun exposure for acceleration of melting. Driveways, drive aisles, sidewalks and landscape areas cannot be used for snow storage. Drainage and run-off from snow storage areas shall be considered in the design. (Development Standards, Division 3.11.3)

All non-planted landscape areas shall be covered with materials such as mulch. Products which appear to be dirt shall not be used. A weed barrier fabric is required under all rock and cobble mulches and pre-emergent herbicide is recommended. (Development Standards, Division 3.11.5)

Conflicts shall be avoided in design of landscape improvements by considering the size and breadth of mature landscaping. Show existing and proposed overhead and underground power lines, utility poles, light standards and utility easements on submitted landscape plans. Fire hydrants, fire connections, water boxes (three feet clearance required), water and sewer service lines (10 feet clearance required for trees), overhead utilities, signs, roof overhangs, light standards etc., shall be taken into consideration in design of landscaping. Show all proposed and existing signage for the site. (Development Standards, Division 3.11.7)

All landscape areas must be maintained by the property owners, including using the most current pruning standards accepted by the ANSI International Society of Arboriculture and/or the National Arborist Association. Any damaged or dead plant(s) must be replaced or repaired by the property owners within 30 days following notification by the Director. If the season of the

year makes this repair or replacement within a 30 day period impractical, the person responsible for landscaping shall schedule an appropriate time for the completion of the accomplishment of this work as required and approved by the Director. Property owner shall provide a financial security in a form acceptable to the City, in the amount of 150% of the estimated cost of installation of remaining landscape improvements, which shall be filed with the City guaranteeing installation. The estimated cost of the landscaping improvements not yet completed must be verified by the City. (Development Standards, Division 3.13.1)

An acknowledgment by the property owner of the required maintenance for a project must be submitted to the City as a part of landscape and irrigation plan submittals. (Development Standards, Division 3.13.3)

Diagrams, text and examples are located in the Appendix of the Development Standards, Division 3 including, but not limited to, general landscape and irrigation notes, irrigation legend detail, typical plant list legend example, tree and shrub planting details, emitter layout and staking, bubbler, tree protection, flushing end cap, drip, spray and coupling valves, rotor/pop-up head, irrigation trench wall section, rock wall, wood and pipe bollards, approved tree, shrub, riparian and Historic District lists, pruning, tree retention/protection, root pruning and excavation adjacent to retained tree details. (Development Standards, Division 3.15)

8. Open Space – Carson City Development Standards, Division 1:

A minimum of 150 square feet per dwelling unit of common open space must be provided. For projects of 10 or more units, areas of common open space may only include contiguous landscaped areas with no dimension less than 15 feet. A minimum of 100 square feet per unit of the common open space area must be designed for recreation, which may include but not be limited to picnic areas, sports courts, a soft-scape surface covered with turf, sand or similar materials acceptable for use by young children, including play equipment and trees, with no dimension less than 25 feet.

A minimum of 100 square feet of additional open space must be provided for each unit either as private open space or common open space area.

Front and street side yard setback areas may not be included toward meeting the open space requirements.

Please provide open space calculations as well as an exhibit that indicates the areas that are being counted as open space.

9. Parking and Loading – Carson City Development Standards, Division 2

The number of parking spaces required for various uses is described in the parking section of the CCMC, Division 2.2 of the Carson City Development Standards. Your site requires 24 parking spaces based on 2 parking spaces required per dwelling unit.

Please make provisions to bicycle parking.

10. Lighting - Carson City Development Standards, Division 1

All exterior light fixtures shall use full cut-off luminaires with the light source downcast and fully shielded with no light emitted above the horizontal plane. Fixtures which are International Dark Sky Association approved such as Dark Sky Friendly or equivalent with full cutoff lighting for area and wall pack fixtures are recommended. (Development Standards, Division 1.3.5)

Luminaries which have a maximum output of 500 lumen per fixture (equivalent to one 40-watt incandescent bulb), regardless of number of bulbs, may be left unshielded provided the fixture has an opaque top to keep light from shining directly up. Luminaries which have a maximum output of 850 lumen per fixture, (equal to one 60 watt incandescent light) regardless of number of bulbs, may be partially shielded, provided the bulb is not visible from off-site, no direct glare is produced, and the fixture has an opaque top to keep light from shining directly up. (Development Standards, Division 1.3.5.1)

Accent lighting. Architectural features may be illuminated by up-lighting or light directed to the building, such as wall washing, provided that the light is effectively aimed to or contained by the structure by such methods as caps, decks, canopies, marquees, signs, etc., the lamps are low intensity to produce a subtle lighting effect, and no light trespass is produced. The angle of up-lighting shall not exceed 45 degrees. Luminaries shall not be installed above the height of the parapet or roof. For national flags, statutes, public art, historic buildings or other objects of interest that cannot be illuminated with down-lighting, upward lighting may be used in the form of narrow-cone spotighting that confines the illumination to the object of interest. (Development Standards, Division 1.3.5.2)

All luminaries shall be aimed and adjusted to provide illumination levels and distribution as indicated on submitted plans. All fixtures and lighting systems shall be in good working order, cleaned and maintained in a manner that serves the original design intent of the system. (Development Standards, Division 1.3.5.3)

Floodlights that are not full cut-off (light emitted above the fixture) may be used if permanently directed downward, not upward, and aimed at no more than a 45 degree angle, so no light is projected above the horizontal plane, and fitted with external shielding for top and side to prevent glare and off-site light trespass. Unshielded floodlights are prohibited. (Development Standards, Division 1.3.5.4)

Maintenance. All fixtures shall be maintained in good working order, with aiming, angles, wattage and intensity as originally approved. Replacement bulbs shall be the same or less wattage and intensity as originally approved. Fixtures and reflecting surfaces shall be cleaned on a regular schedule to reduce additional unapproved glare. (Development Standards, Division 1.3.5.10)

The Director may approve variations to the standards set out in this Division if variations are more appropriate to a particular site, provide an equivalent means of achieving the intent of these lighting standards and are in keeping with the purpose statement of the Development Standards. A letter of request detailing the reason for the variation and changes requested is required to be submitted to the Director. (Development Standards, Division 1.3.5.11)

11. Roof-Mounted Equipment - Carson City Development Standards, Division 1

Roof-mounted equipment (HVAC, etc.) must be screened from view from a public right-of-way or adjacent property through the use of architectural means such as parapet walls and equipment wells. The use of a picket fence or chain link slatted screening is prohibited. Show all roof-mounted equipment on the elevation plan. (Development Standards, Division 1.1.7)

12. Trash Storage - Carson City Development Standards, Division 1

Outdoor areas used for the storage of trash or refuse must be completely enclosed by a solid gate and a six foot masonry block wall and be designed to integrate with the building and site design, including colors and materials. Enclosures shall be screened with appropriate plant materials wherever possible. Provide trash enclosure construction details with the final building

permit plans. (Development Standards, Division 1.2.6)

Trash enclosures shall be designed to meet or exceed minimum size requirements as determined by the sanitation company and shall be located to provide unobstructed access to refuse vehicles. All trash, refuse or recycled material shall be stored in containers within its walled enclosure. (Development Standards, Division 1.2.6)

13. Growth Management - CCMC 18.12

Growth Management applies to all residential, commercial and industrial property that is required to be served by city water and/or sewer service within the consolidated municipality of Carson City.

Conclusion

Due to changing conditions of business and requirements for zoning, master plan and development codes of Carson City, this MPR information will expire and will need to be updated with a new MPR if the developer has not applied for a Special Use Permit within one year of the date of the MPR meeting.

When applying for a building permit in relation to the proposed project in addition to the required plans, please submit the following:

- Copy of this MPR letter packet.
- Copy of Notice of Decision of an approved Special Use Permit.
- Exterior light fixture details must be submitted with a building permit application for review and approval by the Planning Division prior to installation.
- Color palette for all proposed exterior colors of the buildings.

BUILDING DIVISION

Contact Don Ensminger, Plans Examiner

1. Design should be to the 2018 IBC, UNC, UPC ,Wildland Interface (WUI Code, and the 2017 NEC. The 2018 IRC may be used for Townhomes only.
2. Townhomes (R3) with Individual Parcels will need a 2 hour Fire Wall separating each unit. See Section 706 of the IBC for requirements. Apartments (R2) will have one hour Fire Barriers per IBC 707 separating the units and one hour Horiz. Assemblies if units are above each other. Wls supporting the Horiz assembly must also be one hour.
3. See 2018 IBC Table T-1106.1 for required Accessible parking spaces. Also see Section 1106.2.
4. For number of Accessible units required see IBC Table T-1107.6.1.1.
5. See IBC 1107.6.2 if structures are (R2 occupancies) and 1107.6.3 if structures are (R3 Occupancies) for number of Type (B) units required.

6. Townhomes may not have utilities common with other units. All Plumb, Elec and Mechanical must be separate and may not pass thru or under other units.

ENGINEERING AND UTILITIES

Contact Stephen Pottey, Project Manager

Based on our review, the following comments are offered:

1. **Parceling:** To divide the subject parcel into multiple pieces, the following must be done to meet engineering requirements:
 - a. Drainage, access, and utility easements must be recorded where applicable.
 - b. The project will have one domestic water lateral, one fire water lateral, and one sanitary sewer lateral.
 - c. An HOA will be required to manage and maintain common elements of the project including the water lines to the meter/backflow preventer, and the sewer lateral to the main.
 - d. The project may have one master meter for water, or units may be individually metered.
 - e. If the project is a subdivision, two full points of access will be required.
2. The driveway must be at least 85 feet from the intersection.
3. If a private fire hydrant is required, a private fire hydrant line can utilize a single check valve at the property line instead of an above ground backflow preventer, if the line only serves the private fire hydrant(s).
4. A reduced pressure principle assembly backflow preventer will be required for the domestic water line. The fire line must have a double check valve backflow preventer if it is Class 1-3, or a reduced pressure principle assembly if it is Class 4-6. These backflow preventers must be above ground in a hot box, and must be located as close to the property line as possible.
5. The preferred connection locations for the sewer and water are Silver Sage Dr and Stafford Wy respectively.
6. The project must detain or retain additional storm runoff added from development for a 5 year 24 hour storm.
7. The City prefers not to have an entrance on Silver Sage if possible.
8. A sealed memo must be provided by a professional engineer showing that the project will not generate more than 80 peak hour trips and will not generate more than 500 trips per day according to ITE trip generation rates. If either of these limits is expected to be exceeded, a sealed traffic impact study must be provided, meeting the requirements of CCDS 12.13. Please contact Dirk Goering for traffic impact study scoping at 775-283-7431.
9. Water and sewer connection fees must be paid. If these fees were paid in the past, then the difference between the old and new amounts of water/sewer usages must be paid for. Please see CCMC 12.01.030 for the water connection fee schedule and 12.03.020 for the sewer connection fee schedule.
10. Any engineering work done on this project must be wet stamped and signed by an engineer licensed in Nevada. This will include site, grading, utility and erosion control plans as well as standard details.

11. All construction work must be to Carson City Development Standards (CCDS) and meet the requirements of the Carson City Standard Details.
12. Addresses for units will be provided during the building permit review process.
13. Fresh water must be used for Dust control. Contact Rit Palmer at Public Works at 283-7382 for more information.
14. A wet stamped water main analysis must be submitted in accordance with CCDS 15.3.1(a) to show that adequate pressure will be delivered to the meter and fire flows meet the minimum requirements of the Carson City Fire Department. Please contact Tom Grundy, P.E. at (775) 283-7081 for fire flow test data.
15. A wet stamped sewer main analysis must be submitted in accordance with CCDS 15.3.2 to show that the expected sewer demand imposed by the development will not increase the depth in the existing City sewer mains past acceptable levels in Silver Sage.
16. If a separate fire line is utilized, the system must be designed by an engineer. The backflow preventer assembly must be above ground in a hot box, and located as close to the property line (on the private side) as possible. Please see Chapter 445A of Nevada Administrative Code. Fire sprinklers may also be fed off of the domestic water main, with one water line to each building and a backflow preventer in the fire riser room of each building. Private fire hydrants may be on a private water main that is separated from the City system by a single check valve only.
17. A private testing agreement will be necessary for the compaction and material testing in the street right of way. The form can be obtained through Carson City Permit Engineering.
18. The irrigation service will need a reduced pressure backflow preventer if a vacuum breaker system cannot be designed to operate properly.
19. An erosion control plan meeting section 13 of CCDS will be required in the plan set.
20. New electrical service must be underground.
21. Any work performed in the street right of way will require a traffic control plan and a time line type schedule to be submitted before the work can begin. A minimum of one week notice must be given before any work can begin in the street right of way.
22. Please show all easements on the construction drawings.
23. A Technical Drainage Study meeting the requirements of section 14 of the Carson City Development Standards must be submitted with the permit and plans.
24. A Construction Stormwater Permit from the Nevada Division of Environmental Protection (NDEP) will be required for construction.
25. A sewer and water connection fee form must be included in the first submittal.

These comments are based on a very general site plan and do not indicate a complete review. All pertinent requirements of Nevada State Law, Carson City Code, and Carson City Development Standards will still apply whether mentioned in this letter or not.

FIRE DEPARTMENT
Contact Dave Ruben, Fire Prevention Captain

1. Project must comply with currently adopted fire code and northern Nevada amendments. We plan on adopting the 2018 IFC effective January 1, 2019.

2. Apartments require fire sprinklers and fire alarm.
3. Sprinklered buildings require a Knox box.
4. FDC should be within 100' of the servicing hydrant.
5. As long as the fire access road (driveway) doesn't exceed 150', no turn around or second exit is required.
6. Design standard for fire access road is 20' minimum clear width and 30' inside/50' outside radius turns.
7. Each building must have its own discrete address assigned through the Assessors office.
8. Current design is for 2 stories. If future designs have 3 stories, additional requirements apply.
9. The 2 hydrants along Stafford Way are available to count for the project.
10. Townhomes built under the IBC require fire sprinklers. Townhomes built under the IRC require a 2 hour fire-resistance rated wall assembly if you don't want to use fire sprinklers. See Northern Nevada Building Code amendments IRC 302.2 exception 1 as amended.

The aforementioned comments are based on the Major Project Review Committee's review. If you have any questions, please feel free to contact the following members of staff, Monday through Friday 8:00 AM to 4:00 PM.

Planning Division –
Hope Sullivan, Planning Manager
(775) 283-7922
Email: hsullivan@carson.org

Engineering Division –
Stephen Pottey, Project Manager
(775) 887-2300
Email: spottey@carson.org

Building Division –
Don Ensminger, Plans Examiner
(775) 887-2310
Email: densminger@carson.org

Fire Prevention –
Dave Ruben, Fire Prevention Captain
(775) 283-7153
Email: druben@carson.org

Sincerely,
Community Development Department, Planning Division



Hope Sullivan
Planning Manager

cc: Major Project Review Committee
MPR-16-167

ATTACHMENT 3 – Overview of Existing Fire Hydrant Locations



ATTACHMENT 4 – Email from Tom Grundy, P.E., Carson City Public Works,

dated October 9, 2019

From: Tom Grundy
Sent: Wednesday, October 9, 2019 9:27 AM
To: Mark J
Cc: Stephen Pottey; Chris Moltz
Subject: RE: proposed project - Stafford Wy and Silver Sage Dr.

Hi Mark,

We don't have any fire flow data in that area, and a test will be required as part of the building permit process.

The above said, APN 009-563-07 is located in the 4880 zone in close proximity to a 12" main. I would expect to see water pressures in the 60-70 psi range. I would expect to see available fire flows at the hydrant near the NW corner of the subject parcel in excess of 3,000 gpm. I do not believe a 15 unit apartment complex would overburden the existing water system.

Please let me know if you have any questions or need anything else.

Thomas B. Grundy P.E. | Senior Project Manager
Carson City Public Works Department | Capital Projects
3505 Butti Way, Carson City, NV 89701 | Direct: (775) 283-7081
Email: tgrundy@carson.org

From: Mark J [mailto:markj@stankaconsulting.com]
Sent: Monday, October 07, 2019 8:26 AM
To: Tom Grundy
Cc: Stephen Pottey; Chris Moltz
Subject: proposed project - Stafford Wy and Silver Sage Dr.

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

Tom,

You had supplied me with fire flow data for 211 W Appion Wy last month. Thank you again for that. I am now looking for data for a property at the southeast corner of Stafford and Silver Sage.

It is a vacant property at APN 009-563-07. Our client is proposing a multi-residential project and our office will need to submit an SUP for the project.

I will be preparing a water main analysis and sewer main analysis on the project. I would like the fire flow data for the closest fire hydrant as well as whatever flow data you have for the sewer main on either Stafford or Silver Sage.

Let me know if you need any additional information.

Thank you

Mark Johnson, P.E.
Stanka Consulting LTD
3108 Silver Sage Dr., Suite 102
Carson City NV 89701
775-885-9283
Stankaconsulting.com