

## STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF DECEMBER 17, 2019

FILE NO: 2019-00000164

AGENDA ITEM: E.6

STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to exceed the height limit by 3 feet as part of the construction of 126 apartment units on a 6.13-acre parcel zoned Neighborhood Business (NB), located on the south side of Little Lane, west of Janas Way, APN 004-015-06. (Hope Sullivan, hsullivan@carson.org)

**STAFF SUMMARY:** At its meeting of November 19, 2019, the Planning Commission approved a Special Use Permit (SUP-19-164) for a multi-family apartment complex consisting of 42 one bedroom units and 84 two bedroom units in 11 buildings. The applicant is now seeking to increase the height of the apartment buildings from 26 feet to 29 feet to allow for higher ceilings. In accordance with CCMC 18.04.195, additional height beyond a height limit may be approved subject to the approval of a Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.

**PROPOSED MOTION:** "I move to recommend approval of an amendment to SUP-19-164 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**

*The base conditions of approval reflect the conditions of approval for SUP-19-164. No modifications, additions, or deletions are proposed.*

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 provide an updated open space exhibit, eliminating the area within the street side setback, and demonstrating compliance with Section 1.18.6 is required to be submitted.
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. A six foot solid wall or fence shall be installed along the entire southern property line so as to create a buffer between the parking lot and the backyards of the homes to the south.
11. Any existing encumbrances to the parcel will remain in effect, including, but not limited to, the development agreement between the City and the subject parcel described in City Ordinance Number 1999-27, Bill Number 126.
12. On-site sewer and water must be privately owned and maintained.
13. A mass grading permit will not be allowed for this site. Grading must be completed with the overall site improvements. If the site is to be developed in phases, the phasing must be shown in the improvement plans. Phases must be able to meet development

standards as they develop.

14. Little Lane is a 2-lane collector roadway with bike lanes. No parking will be allowed on Little Lane unless the sidewalk is removed and replaced 9 feet further south to provide additional width for parking and additional right-of-way is dedicated.
15. The traffic impact study must be updated to demonstrate that baseline volumes are comparable with volumes from CAMPO's travel demand model and NDOT's TRINA counts, and that the growth assumed matches CAMPO's travel demand model within reasonable limits. If the traffic counts are found to be too low, the traffic impact study must be revised with Transportation Department approved numbers. In the event that a revision is required and an intersection is shown to have a failing level of service, then appropriate mitigation must be incorporated into the off-site improvements with the site improvement permit.
16. Wide cracks in Little Lane must be sealed and the pavement slurry sealed along the project frontage for the south lane.
17. A design-level geotechnical investigation report with detailed information of the subsurface soil conditions and recommendations for design and construction must be submitted with the application for a site improvement permit. This study must give design recommendations for areas with clay and high groundwater, specifically for foundations, streets sections, utilities, passive foundation dewatering, and must address the potential for liquefaction and any required mitigation.
18. The project must meet Carson City Municipal Code and Development Standards including, but not limited to the following:
  - The site is in a FEMA AO flood zone. The lowest finished floor elevation of all of the structures must be at least 2 feet above the base flood elevation. Also, any fill in the flood zone will need to be offset by an equal volume of cut or a detailed hydraulic analysis must be conducted to prove that there would be no significant impact to upstream or downstream properties. FEMA CLOMR approval will be required prior to approval of a site improvement permit and funds must be provided to process the LOMR. This may result in a decrease in the total number of units if additional space is required for flood volume mitigation.
  - The water lines must have appropriate backflow preventers per NAC 445A.
  - Sidewalk and curb and gutter must be installed along the project frontage on Janas Way, and paving to meet the local street section. This sidewalk must terminate in a pedestrian access ramp and an access ramp must be installed in the sidewalk on the opposite side.
  - A technical drainage study must be submitted which shows a clear 100 year flow path.
  - The retention basin needs to be designed to have the appropriate amount of freeboard over the adjacent storm drain pipe.
  - Dumpsters must be oriented in a way that is easily accessible for trash collection trucks.
20. The applicant will be required to repair and/or re-stripe the existing bike lane on Little Lane, 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.

21. 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).
22. The applicant will be required to maintain the project's proposed private clubhouse, pool, playground, sport court(s), and any other outdoor recreational amenities in perpetuity.
23. The applicant will be required to maintain all common landscape and open space areas within the development, including any landscaping in the street(s) right-of-ways in perpetuity.
24. The applicant will be required to incorporate "best management practices" into their construction documents and specifications to reduce the spread of noxious weeds.
25. Carson City is now a Bee Friendly USA City. As a result, the applicant shall use approximately 50% pollinator friendly plant material for any required landscape or open space areas on the project site.

**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 additional height 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: Mobile Home 6 / Mobile Homes on Individual Lots
- WEST: Neighborhood Business / Post Office
- NORTH: Multi-Family Apartment / Apartments and Single Family Attached
- SOUTH: Mobile Home 6 / Single Family Homes

**ENVIRONMENTAL INFORMATION:**

- FLOOD ZONE: AO Zone (100 year flood plain)
- EARTHQUAKE FAULT: Zone I (severe)
- FAULT ZONE: Beyond 500 feet
- SLOPE/DRAINAGE: Site is primarily flat

**SITE DEVELOPMENT INFORMATION:**

- LOT SIZE: 6.12 acres
- EXISTING DEVELOPMENT: Vacant
- APPROVED DEVELOPMENT: 126 unit apartment complex
- SETBACKS:

	<b>East</b>	<b>West</b>	<b>North</b>	<b>South</b>
<b>Required</b>	30 feet	0 feet	30 feet	30 feet
<b>Proposed</b>	45 feet	10 feet	45 feet	30 feet

- VARIANCES REQUESTED: None

**PREVIOUS REVIEWS:**

MPR-19-129: 132 unit multi-family apartment

SUP-19-164: 126 unit apartment complex

**DISCUSSION:**

At its meeting of November 19, 2019, the Planning Commission approved a 126 unit apartment complex consisting of ten 12 unit buildings, and one 6 unit building, with a building height of 26 feet. Site amenities include a clubhouse with a swimming pool, pickle ball courts, and other outdoor areas. The site will provide 39,220 square feet of open space, including patios / balconies. Access to the site will be from Little Lane and from Janas Way.

Buildings are proposed to be two stories, with balconies. Building materials will be walls utilizing exterior insulation finish system and Hardie Plank Lap Siding, with a Hardie Plank Wood Grain Lap siding accent. The roofing will be architectural grade asphalt shingles.

The subject property is zoned Neighborhood Business, which allows for a building height of 26. The applicant is now seeking a higher building height of 29 feet to allow for higher ceilings and better building proportions. Per CCMC 18.04.195, additional height beyond a height limit may be approved subject to the approval of a Special Use Permit. The Planning Commission has the authority to approve a Special Use Permit.

**PUBLIC COMMENTS:** Public notices were mailed to 156 property owners within 600 feet of the subject property. As of the writing of this report, no letters from property owners in the vicinity of the proposed project have been received. Any 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.

**Engineering Division:** No additional comments.

**Health and Human Services:** No concerns.

**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.

The zoning that bests corresponds with the Master Plan designation is the Multi-Family Apartment (MFA) zoning. The MFA zoning district allows for a height of 45 feet. Therefore, staff finds that in designating the property for high density residential development, it was contemplated that development could consist of taller buildings.

**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.***

Staff finds that the additional height of three feet for an overall height of 29 feet will not be detrimental to the use, peaceful enjoyment, or economic value of surrounding properties. For context, the buildings across Little Lane at Arbor Villas are 28 feet, 6 inches tall. To the west of the property is the post office, and across Janas Way are mobile homes on individual lots. In considering this finding, staff is most sensitive to a potential adverse impact on the homes located to the south of the subject property. The required setback along the southern property line is 30 feet. Six of the seven buildings in the row closest to the southern property line are over 59 feet from the property line. The western most building is 31 feet from the southern property line. Also, the narrow elevation with a width of 50 feet will be facing the southern property line as opposed to the long elevation that has a length of 125 feet.

Staff would note that a similar situation exists on property northeast of the subject property where the Planning Commission granted a Special Use Permit (SUP-19-102) for homes in a new subdivision on the north side of Little Lane to have a height of 37 feet, 6.5 inches provided they were setback 61 feet from the property line. The setback requirement was to create space between the proposed homes and the existing single family home located to the north of the property.

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

The multifamily residential development is approved. The increase of height by three feet to yield a maximum height of 29 feet will not have a detrimental effect on vehicular or pedestrian traffic.

**4. *Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.***

The multifamily residential development is approved. The increase of height by three feet to yield a maximum height of 29 feet will not create an impact on public services and

facilities.

**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.***

The multi-family residential development has obtained a Special Use Permit. In pursuing the design, the applicant is now seeking to modify the Special Use Permit to increase the height by three feet to have a higher ceiling height in the units. 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.

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

The increase in height from 26 feet to 29 feet will not be detrimental to public health, safety, convenience and welfare. The buildings at Arbor Villas across the street have a height of 28 feet, 6 inches, and a Special Use Permit was issued for homes proposed east of Arbor Villas to allow a height of 37 feet 6.5 inches provided the setback from the adjacent single family residential use is 61 feet. This request is for a maximum height of 29 feet with six of the seven closest building more than 59 feet from the southern property line.

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

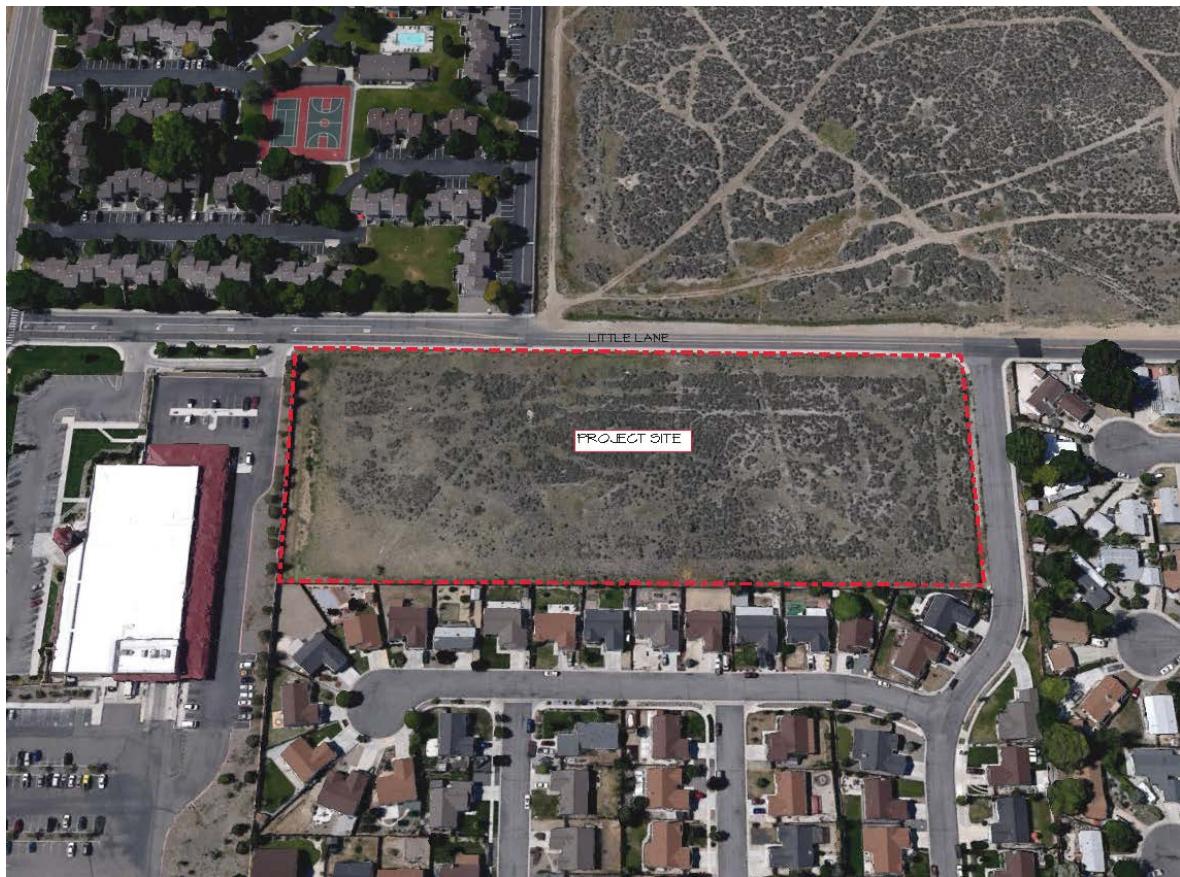
The proposed project, including a height of 29 feet, will not result in material damage to other property in the vicinity, particularly due to the large setbacks.

Attachments:

Application (2019-00000164)

# LITTLE LANE APARTMENTS

SPECIAL USE PERMIT | CARSON CITY, NEVADA  
APPLICATION NARRATIVE & PROJECT INFORMATION



## **PROJECT INFORMATION**

A. Project Name : **Little Lane Apartments**

B. Applicant/Owner: **Clark RSF**

C. Applicant's Representative: **Novak Architecture Inc.**  
17020 SW Upper Boones Ferry Road Suite 200  
Portland, OR 97224

D. **Location:** The project site (AP #004-015-06) is located on the south side of Little Lane, west of Janas Way. The total site area of 6.13± acres is currently vacant.

E. **Existing Development and Site Characteristics:** The subject property is currently zoned Neighborhood Business (NB) and is surrounded by a mix of zoning including commercial zoning to the west, multi-family zoning to the north, and single-family zoning to the east and south. The proposed use is allowed in the NB zone, with the approval of a Special Use Permit. The site has a Master Plan designation of High Density Residential (HDR) which allows for residential densities of 8-36 dwelling units per acre. The proposed 126 units equates to a density of 20.55 units per acre, therefore, the project conforms to this density range.

### **NARRATIVE - Special Use Permit Revision – Building Height Increase:**

This project is being designed to provide additional housing options for the community, this design aesthetic proposes higher quality finishes with several recreational open space areas. Currently there are building height limitations that restrict the overall building height to 26 feet to the median roof line. The client is proposing a 3-foot building height increase in order to provide higher ceilings in the apartments which will contribute to better light and air quality in the units. The architect and owner also believe that a height increase of the building would provide better building proportions which would meet the original design intent.

### **Special Use Findings**

**Carson City Municipal Code Section 18.02.080(5) Findings** establishes legal findings that must be made to approve a Special Use Permit. These Findings are listed below in *italics*, followed by a response from the applicant.

***1. Will be consistent with the master plan elements.***

Master Plan Elements have been listed below :

### **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, recreation opportunities, and retail services.***

***Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)***

Response : This revision to the building height would still meet the provisions of the Growth Management Ordinance by locating housing in an area adjacent to existing roadways and services. The project is an infill residential development with is encouraged within the Master Plan and provides convenient access to all community services and major roadways.

***Encourage the use of sustainable building materials and construction techniques to promote water and energy conservation.***

The building is designed to use regionally appropriate insulation and energy conserving materials. The building height increase will also include an increase of the floor and ceiling assemblies between the units. This will allow for a more efficient mechanical and insulation system to be installed, which is a more sustainable construction technique.

***Located in a priority infill development area (1.2a)***

The project site is not in a priority infill area, but it is an infill project. The proposed building height increase will not impact this requirement.

***Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?***

The project is too small to affect regional pathways, the proposed increase in height would have no change or impact to the regional pathways.

***Protect existing site features including mature trees and other character-defining features (1.4c)?***

There are no existing character-defining features or trees on site.

***At adjacent county boundaries, coordinated with adjacent existing or planned development with regards to compatibility, access, and amenities (1.5a)?***

The site is not located along a county boundary.

***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)?***

The site is not within an identified mixed-use area. However, the area exhibits a mix of zoning and is close to existing retail and professional development.

***Meet adopted standards for transitions between non-residential and residential zoning districts (2.1d)?***

The project provides an effective transition between non-residential and single-family zoning through use of setbacks and similar use that matches the surrounding developments and neighborhoods. The proposed 3-foot height increase would be minimal, and the two-story apartments would still be similar to the surrounding neighborhoods.

***Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?***

There are no environmentally sensitive areas on the project site.

***Site outside the primary floodplain and away from geologic hazard areas or follow the required setbacks or other mitigation measures (3.3d, e)?***

The site will be designed using mitigation measures defined by Carson City Code, comparable to other new development in the area.

***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)?***

The site is already served by all utilities and city services. No decrease in service is to be expected.

***If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?***

The site is not within a Specific Plan Area.

#### **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 amendment:***

***Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?***

The project will provide recreational amenities on site including outdoor play areas, a clubhouse, sport courts, and a dog run.

***Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?***

The site is too small to affect overall public open space and has no impact on the River Master Plan.

#### **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 amendment :***

***Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)?***

This project directly promotes this policy by adding additional housing close to existing employment centers. Furthermore, the addition in height to the building will increase the unit ceiling heights which is not a typical feature in apartment complexes due to the added expense of construction. This would add variation to the availability of unit types for both labor and non-labor force populations.

***Encourage the development of regional retail centers (5.2b)?***

This project does not include any retail, but it does support existing retail operations by locating customers close to local businesses. It could be argued that by adding housing availability to the community, companies will have a larger market base and would therefore be more likely to develop regional retail centers.

***Encourage reuse or redevelopment of underused retail spaces (5.2b)?***

By adding potential customers close to existing businesses, this project will encourage local retail. The apartments are being designed as higher end units, potentially encouraging customers ranging from a larger demographic.

***Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?***

There is little ability for this application to either negatively or positively affect heritage tourism activities.

***Promote revitalization of the Downtown core (5.6a)?***

By locating this project within the existing City boundary, it could be argued that it encourages greater use of nearby retail, including downtown businesses. However, it will have little direct impact on specific revitalization efforts.

***Incorporate additional housing in and around the Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?***

This project seeks to add additional housing close to the downtown area, encouraging walkability and tenant access to local retail.

**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 amendment :***

***Use durable, long-lasting building materials (6.1a)?***

The project appearance will be commensurate with the surrounding area and will utilize durable materials that are suitable for the northern Nevada climate.

***Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?***

The included building elevation exhibits show that the project will provide contemporary new buildings with façade articulation, private balconies, and natural colors.

***Promote 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)?***

The included elevation exhibits show that the proposed buildings are articulated and provide visual appeal through the use of quality materials and color transitions. Pedestrian pathways and entrances will be obvious and well-marked. Generous open space and site landscaping will allow for an attractive site.

***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)?***

The project will be complementary to surrounding development in terms of height, setbacks and use will therefore be directly compatible. The project conforms to the setback requirements for projects adjacent to residential areas.

The proposed height increase for the apartments will be similar to surrounding apartment buildings in the neighborhood and will remain low profile with a maximum building height of 32'-6". The applicant is maintaining a two-story apartment building similar in height to the nearby Tanglewood Village Apartments to provide a cohesive look throughout the neighborhood.

The initial design was altered due to the height limitations which required lower ceiling heights, smaller floor/ceiling assemblies and lower roof pitches. If the city approves the height increase the architect and owner believe that the quality of design would be greatly improved for the community and for future tenants.

***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)?***

The project is not located in a mixed-use activity center.

***If located Downtown:***

***Integrate an appropriate mix and density of uses (8.1a,e)?***

The project is not located within the identified Downtown Core.

***Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?***

The project is not located Downtown.

***Incorporate appropriate public spaces, plazas and other amenities (8.1d)?***

The project is not located downtown however it does include several amenities.

***Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?***

The project is consistent with development in the area, both on the project site and on adjoining property. The project is comparable to existing multi-family development in the area.

## ***CHAPTER 7 : A CONNECTED CITY***

***The Carson City Master Plan seeks to 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 amendment:***

***Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density along major travel corridors to facilitate future transit (11.2b)?***

The project is located along existing streets and is close to major arterials. The site is therefore suitable for accessing public transit and for pedestrian travel.

***Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?***

The project is accessed by the existing roadway network and provides development close to major arterial roadways.

***Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density (12.1a,c)***

The project is too small to impact local trails or pathways, but the project will have full site circulation to the open areas and apartment amenities.

***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.***

The proposed increase in height would be relatively minor in nature and because the apartment buildings exceed the minimum building setback, the project still meets or exceeds city requirements. The project is comparable to surrounding development, including an existing multi-family site to the north, across Little Lane. The project therefore preserves the local character by including a land use that is already present in the area and has been found to be compatible. The project meets or exceeds all setback, building mass, and density regulations.

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

The site coverage has not increased and the site lines at the corner of Janas Way is being maintained, therefore no vehicular or pedestrian traffic will be impeded.

***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 increased building height will not provide an additional burden to the existing public services and facilities. The applicant will continue to work with Carson City Engineering to ensure the project conforms to all local standards as required.

***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.***

The project team has reviewed the Carson City Municipal Code, including Title 18 Appendix Section 1.18 Residential Development in Non-Residential Districts; and Section 18.04.195 Non-Residential Districts Intensity and Dimensional Standards. The project conforms to the standards outlined in these sections.

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

The project has been designed for higher end finishes and quality living with community open space and recreation. The increase in building height would only increase these benefits by providing better air and light quality.

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

Response : The project will not result in damage to other properties. The buildings conform to required setbacks, including increased distances from the existing residential areas. Generous landscaping will ensure an attractive site. Traffic impacts are adequately managed by the existing road network.

## PROJECT INFORMATION

## ZONING SUMMARY

ADDRESS : LITTLE LANE

APN : 004-015-06

PARCEL SIZE : 6.12 ACRES

MASTER PLAN DESIGNATION : HIGH DENSITY RESIDENTIAL (HDR)

ZONING : NEIGHBORHOOD BUSINESS (NB)

REQUIRED BUILDING SETBACKS :

EAST P.L. : 30 FT FROM THE CENTERLINE OF THE ADJACENT PUBLIC OR PRIVATE RIGHT OF WAY.

WEST P.L. : 0 FT

NORTH P.L. 30 FT FROM THE CENTERLINE OF THE ADJACENT PUBLIC OR PRIVATE RIGHT OF WAY.

SOUTH SIDE : 30 FT FROM THE RESIDENTIALLY ZONED PARCELS

## SITE REQUIREMENTS

## PARKING SUMMARY

PER SECTION 2.2 OF THE CARSON CITY DEVELOPMENT STANDARDS, 2 PARKING SPACES SHALL BE REQUIRED PER DWELLING UNIT, PLUS GUEST PARKING.

GUEST PARKING CAN BE ACCOMMODATED ON ADJACENT ROADWAYS; THEREFORE THIS CRITERIA HAS BEEN MET.

UNIT COUNT : 126 APARTMENTS

126 APARTMENTS X 2 STALLS EACH UNIT = 252 PARKING SPACES REQ.

252 PARKING STALLS PROVIDED.

ADA ACCESSIBLE PARKING REQUIREMENTS : 7 ADA STALLS REQ'D

7 ADA ACCESSIBLE STALLS PROVIDED

ALL PARKING SPACES INDICATED IN PLAN ARE 9'-0" WIDE X 18'-6" IN DEPTH

## UNIT SUMMARY

## BUILDING TYPE 1 - BLDGS 1-10

12,800 S.F./ 12 UNITS EACH BUILDING = 120 UNITS

BUILDING TYPE 2 - BLDG 11  
6,400 S.F. / 6 UNIT BUILDING = 6 UNITS

126 UNITS TOTAL

## UNIT TYPE

2 BEDROOM / 2 BATHROOM - 84 UNITS

1 BEDROOM / 1 BATHROOM - 42 UNITS

## SHEET NOTES

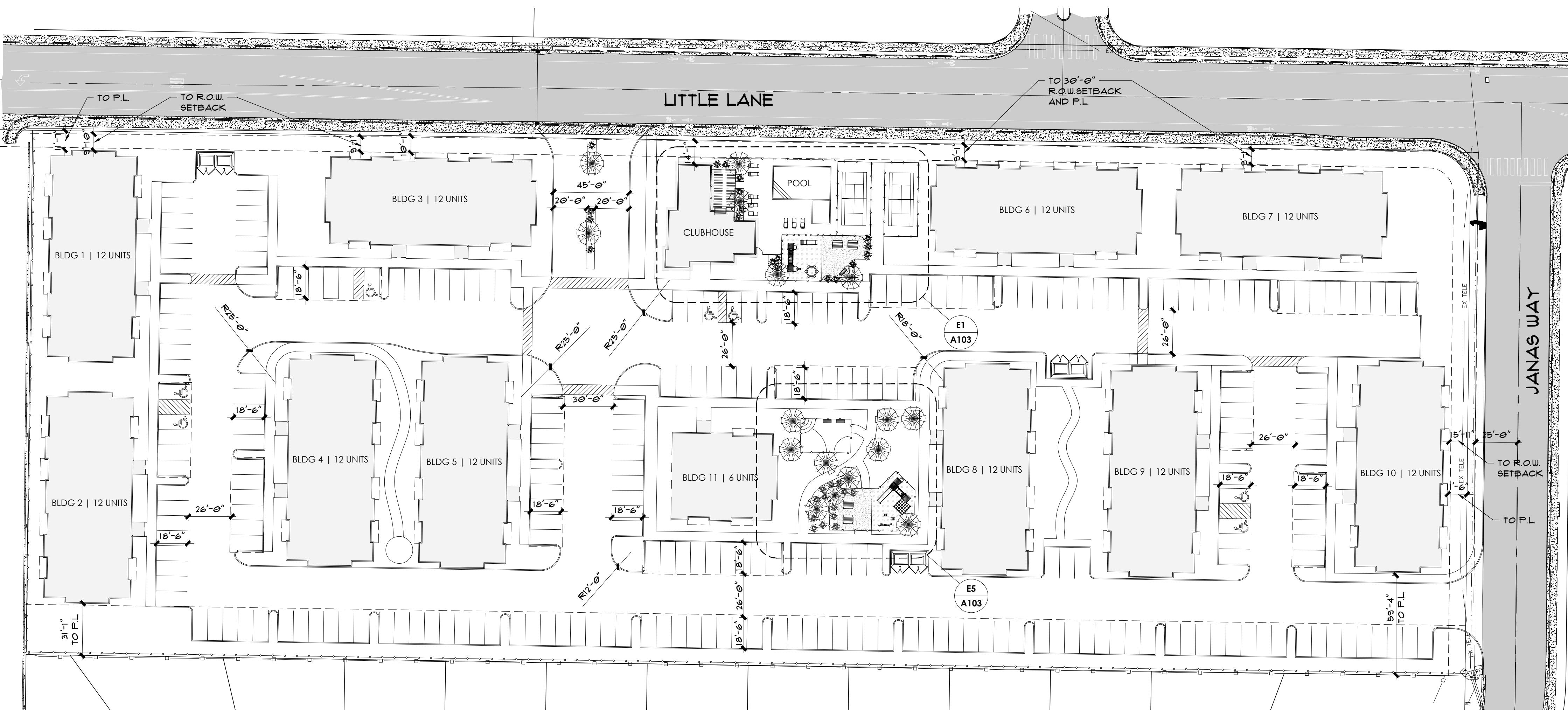
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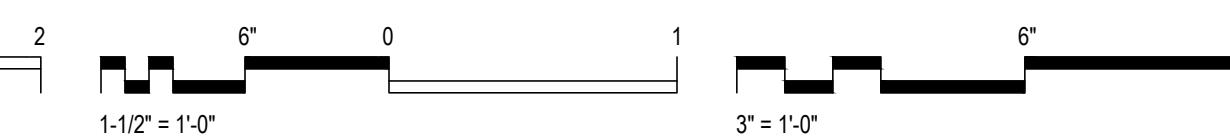
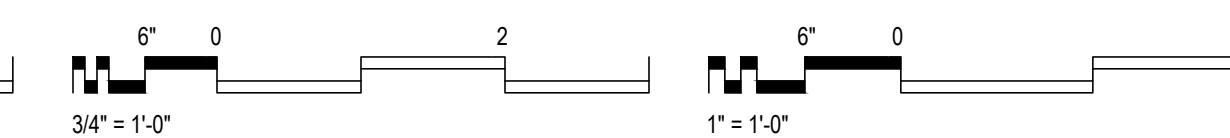
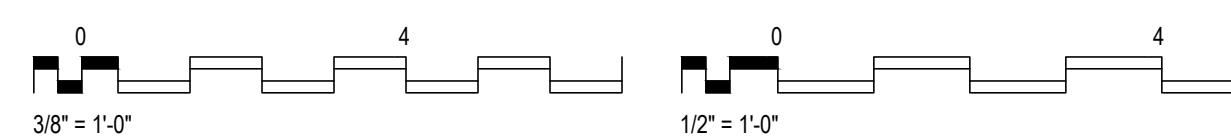
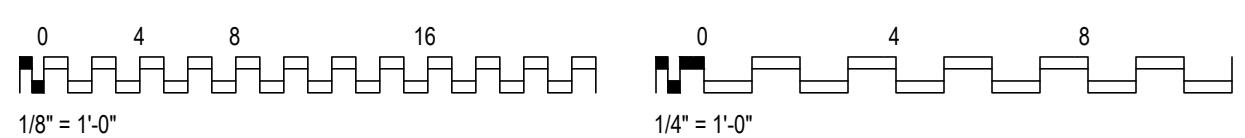
D

E



## E1 CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0"



## CONCEPTUAL SITE PLAN

sheet number

A2

## LITTLE LANE APARTMENTS

SPECIAL USE PERMIT APPLICATION

CARSON CITY, NEVADA

## CLARK RSF ENTERPRISES, LLC

3377 CARMEL MOUNTAIN ROAD

SAN DIEGO, CA 92121

 project number 19-15  
 date 09/19/19  
 revisions

A

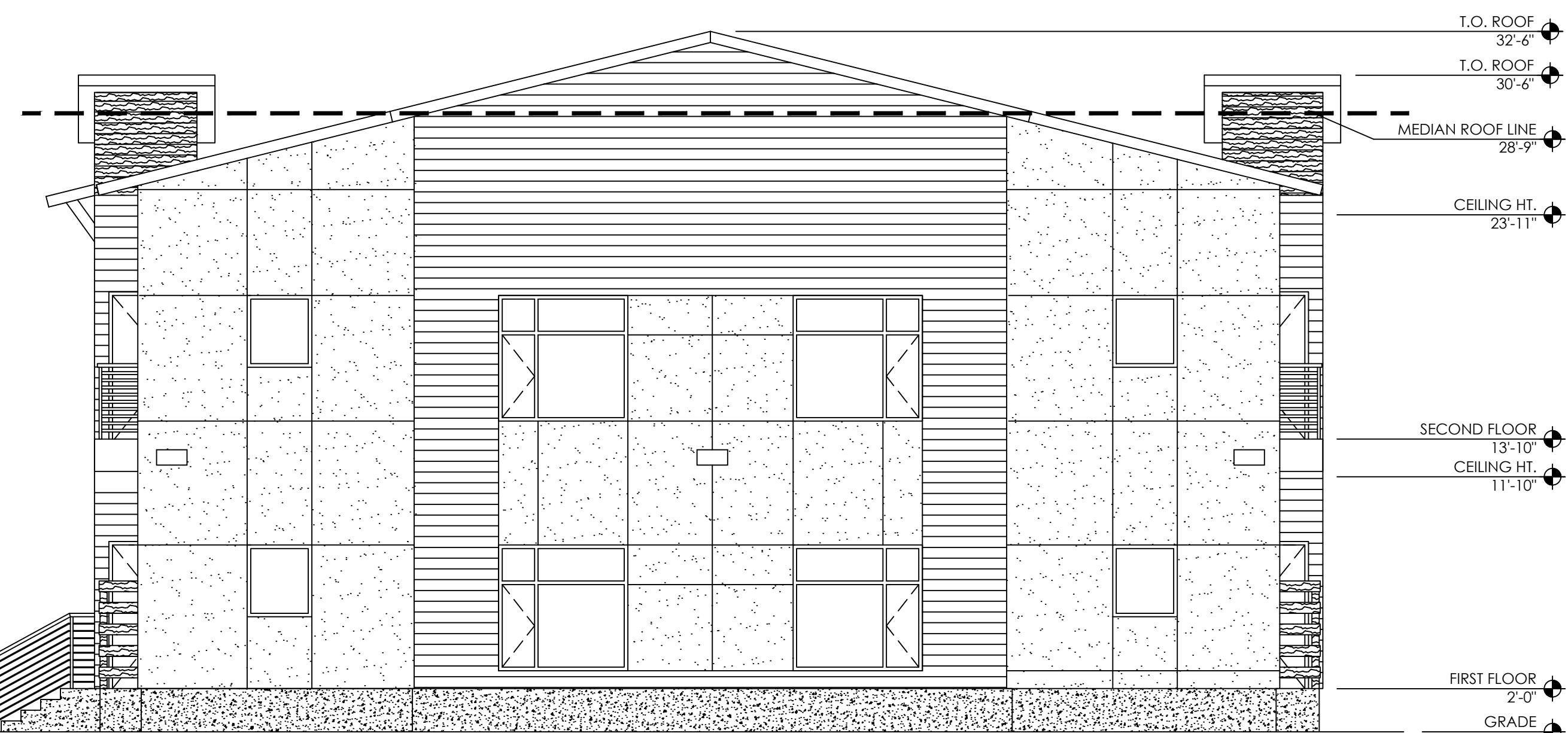
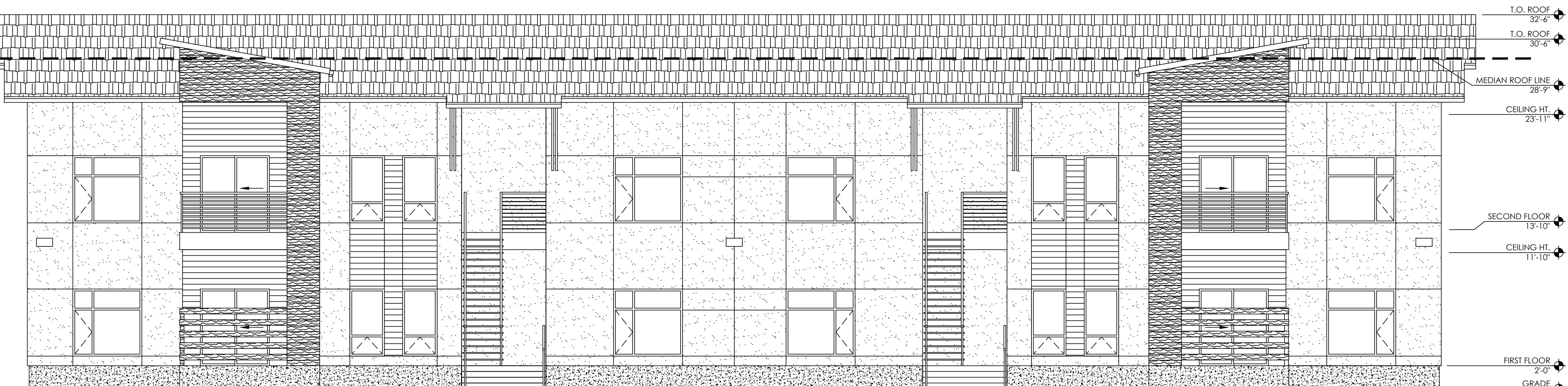
B

C

D

E

F

**C1** CONCEPTUAL APARTMENT - SIDE ELEVATION**E1** CONCEPTUAL APARTMENT - FRONT ELEVATION**LITTLE LANE APARTMENTS - SPECIAL USE PERMIT**

CARSON CITY, NEVADA

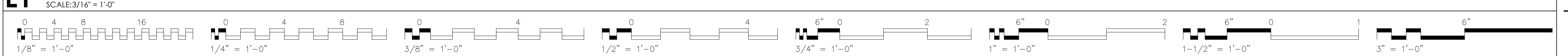
CLARK RSF ENTERPRISES, LLC

3377 CARMEL MOUNTAIN ROAD

SAN DIEGO, CA 92121

 project number 19-15  
 date 10/11/19  
 revisions
**KEY NOTES** 1**CONCEPTUAL ELEVATIONS**

sheet number

**A5**

A

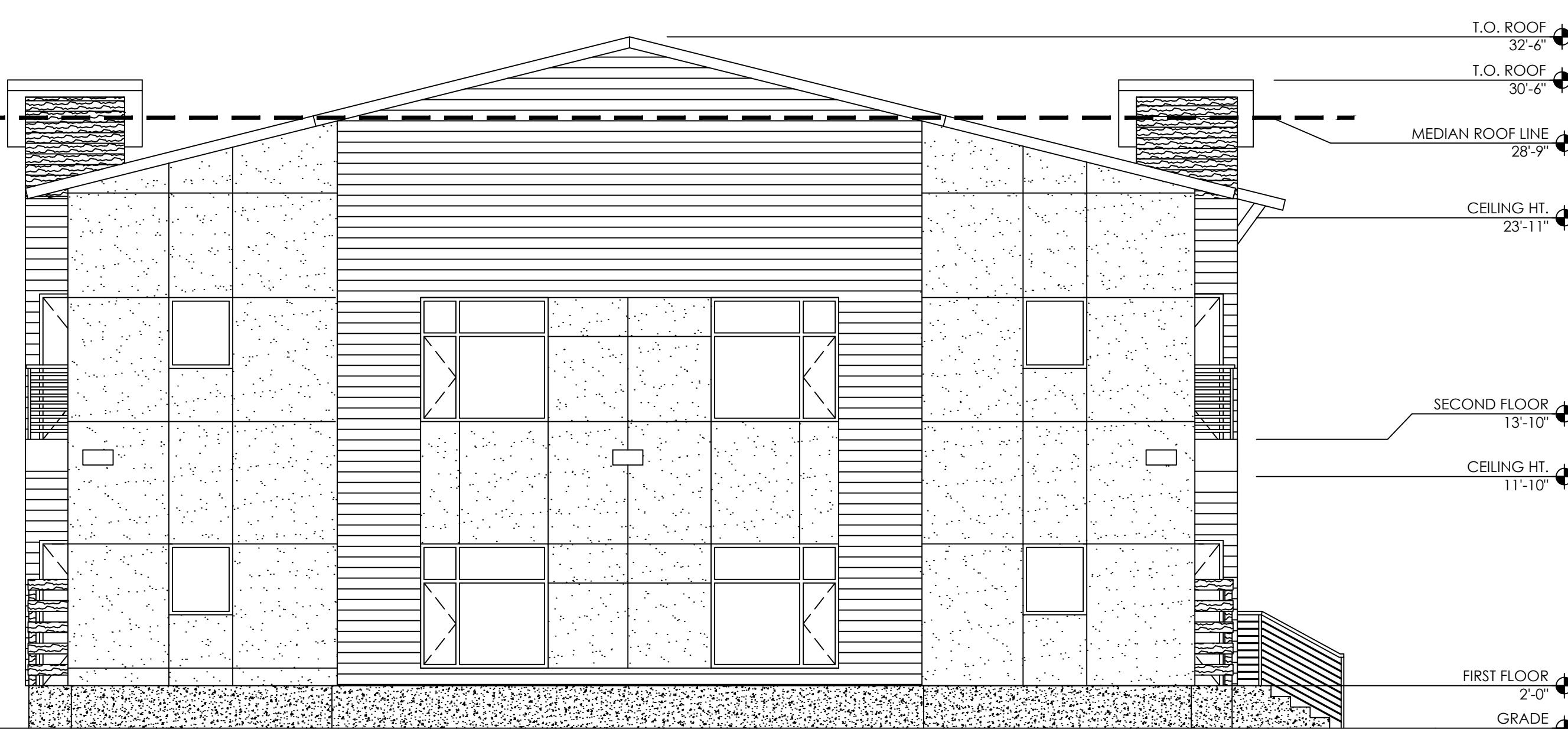
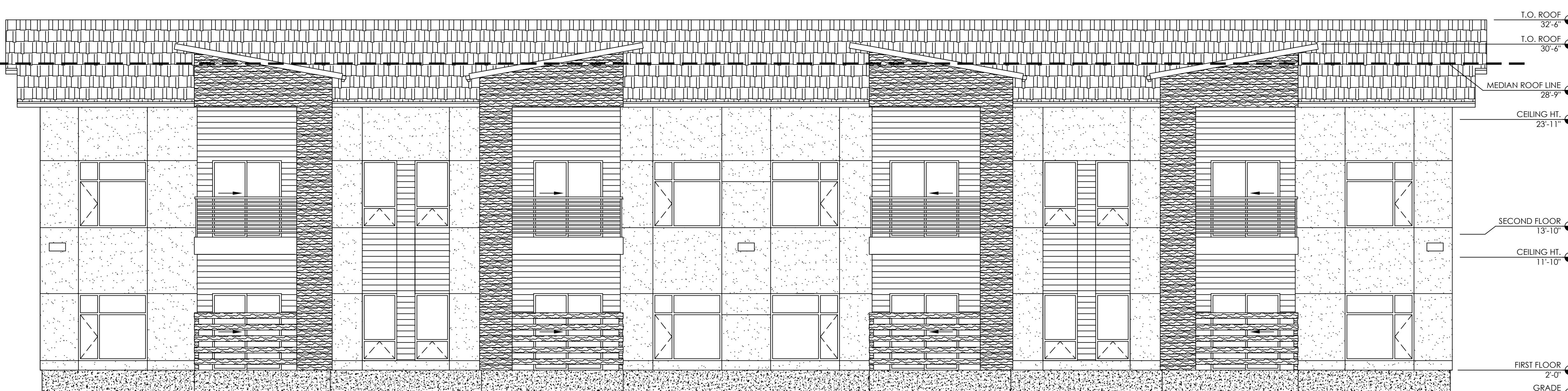
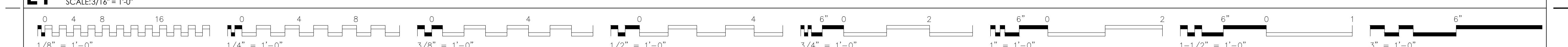
B

C

D

E

F

**C1** CONCEPTUAL APARTMENT - SIDE ELEVATION**E1** CONCEPTUAL APARTMENT - REAR ELEVATIONPROJECT  
NORTHTRUE  
NORTH**LITTLE LANE APARTMENTS - SPECIAL USE PERMIT**

CARSON CITY, NEVADA

CLARK RSF ENTERPRISES, LLC

3377 CARMEL MOUNTAIN ROAD

SAN DIEGO, CA 92121

project number

19-15

date

10/11/19

revisions

**KEY NOTES** 1**CONCEPTUAL ELEVATIONS**

sheet number

**A6**



## MATERIALS LEGEND



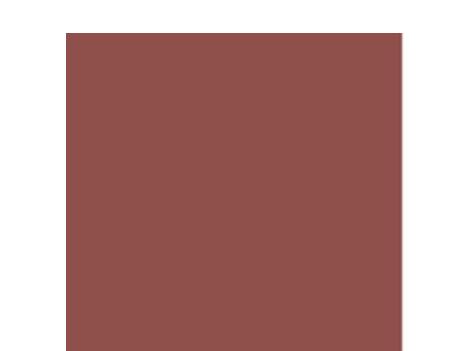
P1 HARDIE PLANK LAP SIDING  
BENJAMIN MOORE | DEER TRAIL 1036



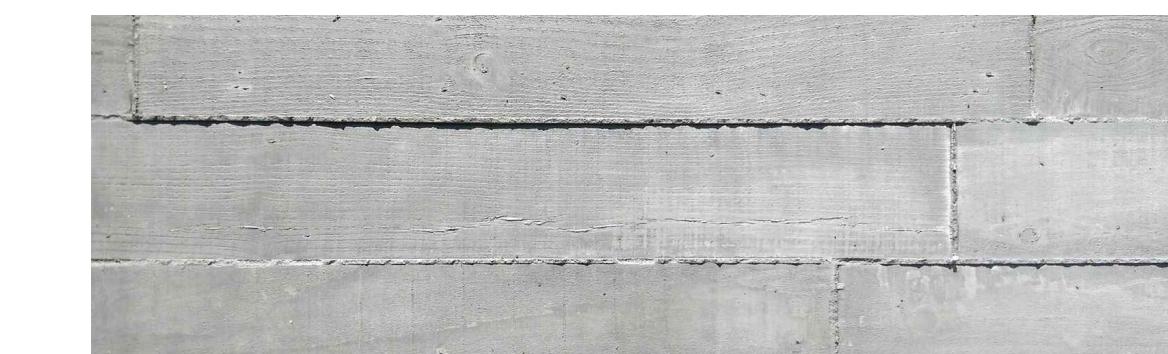
P2 HARDIE PLANK LAP SIDING  
BENJAMIN MOORE | BAR HARBOR BEIGE 1032



P3 EIFS  
BENJAMIN MOORE | CLAY 1034  
CONCEALED FASTENERS



P4 EIFS  
BENJAMIN MOORE | ONONDAGA CLAY 1204



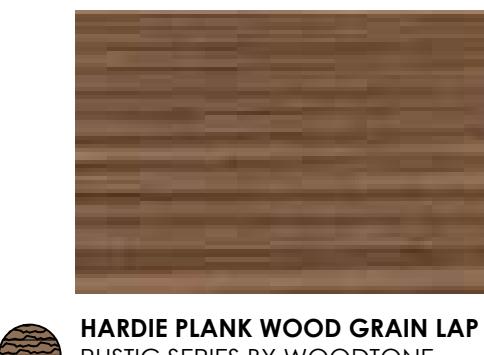
C1 CONCRETE  
BOARD FORM CONCRETE



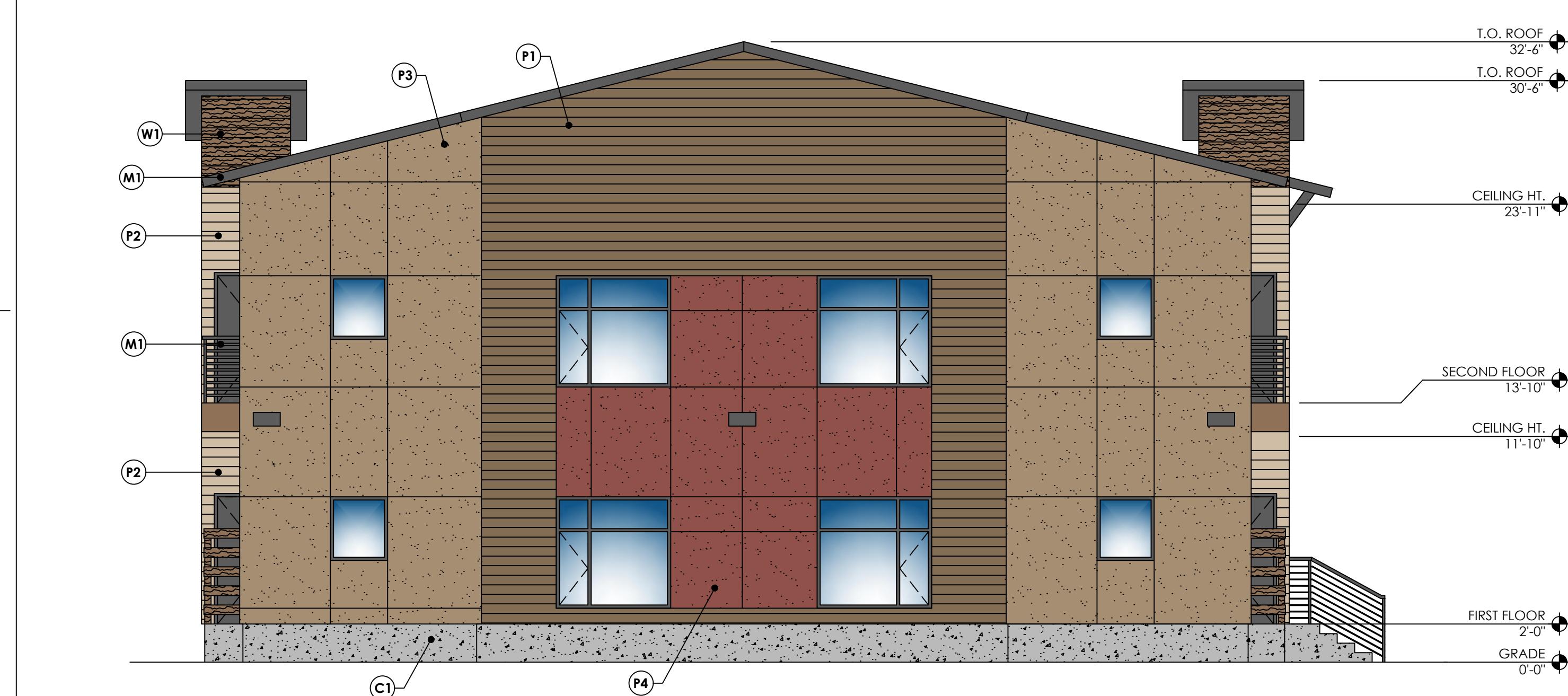
R1 ARCHITECTURAL GRADE ASPHALT SHINGLES  
CERTAINTEED LANDMARK TL | AGED BARK



M1 FLASHING/RAILING  
BENJAMIN MOORE  
CHARCOAL SLATE PM-8



W1 HARDIE PLANK WOOD GRAIN LAP SIDING  
RUSTIC SERIES BY WOODTONE  
WINCHESTER BROWN



**C1** CONCEPTUAL APARTMENT - SIDE ELEVATION

SCALE: 3/16" = 1'-0"



**E1** CONCEPTUAL APARTMENT - REAR ELEVATION

SCALE: 3/16" = 1'-0"

## SHEET NOTES

