

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JANUARY 29, 2020

FILE NO: LU-2019-0078

AGENDA ITEM: E.5

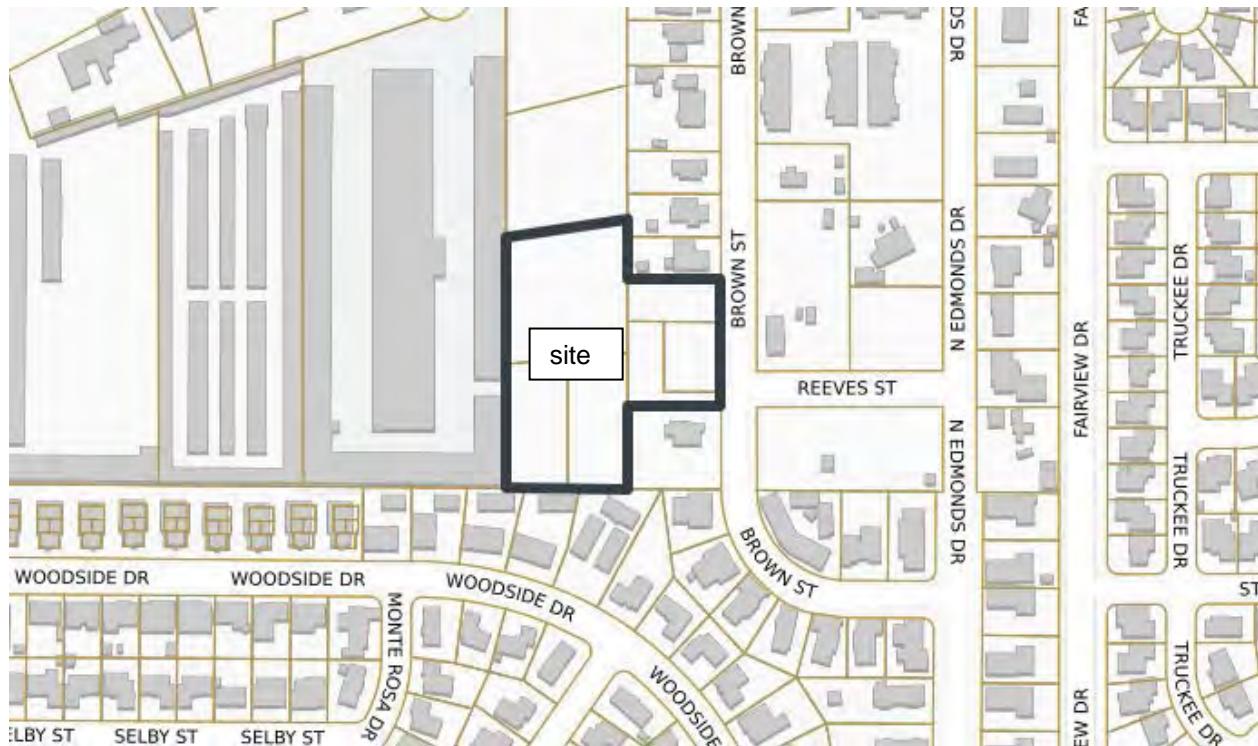
STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

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 81 apartment units on 2.78 acres comprised of six parcels zoned Multi-Family Apartment Specific Plan Areas (MFA-SPA) and General Commercial (GC), located on the west side of Brown Street at 1630 Brown Street, 1636 Brown Street, 1650 Brown Street, 3679 Gordon Street, and 3689 Gordon Street, APNs 008-303-36, -37, -39, -21, -15 and -16.

STAFF SUMMARY: The applicant proposes to build a multi-family apartment complex consisting of 81 units in 5 buildings. Access is proposed from Brown Street. The proposal includes 23,595 square feet of open space and 147 on-site parking spaces. Multifamily residential development requires a Special Use Permit in the General Commercial zoning district. The Planning Commission is authorized to approve a Special Use Permit.

PROPOSED MOTION: "I move to recommend approval of LU-2019-0078 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 site improvement permit application, the applicant shall provide an updated open space exhibit, demonstrating compliance with Development Standards Sections 1.17.5 and 1.18.6.
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. Prior to issuance of any construction permits, the access easement along the western property line must be abandoned as parking spaces will preclude the opportunity for the access easement to function.
11. Either shrubs that will reach a maturity height of three feet or a solid three foot wall must be located between the parking spaces and the sidewalk on Brown Street.
12. The landscape plan submitted with the site improvement permit shall include 5 street trees spaced at 40 foot intervals. Prior to issuance of a construction permit, the applicant must enter into an agreement with the City obligating the property owner to maintain the street trees.
13. A six foot solid fence or wall must be installed along the southern property line and eastern property line to buffer the single family home to the south of the site from the parking area.

14. Prior to issuance of any construction permits, the applicant must demonstrate that the project will comply with all setback requirements.
15. Prior to issuing a site improvement permit, the project must enter into a development agreement to pay its pro rata share for regional storm drain improvements to satisfy BS-SPA 4.2. The City will provide data from the regional flood study that is currently underway for the area and will assist the applicant in determining the necessary regional mitigation and the required pro rata share contribution.
16. The sewer lift station downstream of the project is at capacity with entitled projects. The project must enter into a development agreement with the City to pay its pro rata share, based on a contribution of 10,530 gallons per day.
17. A check valve must be installed in the water main in Brown Street on the project frontage.
18. All water connections must be made to the 12 inch water main in Brown Street. All connections must be analyzed and designed for the range of pressures expected in this main.
19. The project must meet Carson City Municipal Code, Development Standards, and Standard Details including, but not limited to the following:
 - a. The parcels must be readdressed to Brown Street.
 - b. The project must install half-street improvements including curb, gutter, sidewalk and half-street paving.
20. 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).
21. The property owner 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.
22. The applicant will be required to incorporate “best management practices” into their construction documents and specifications to reduce the spread of noxious weeds.
23. 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 18.04.135 General Commercial (GC); CCMC 18.04.105 Multifamily Apartment (MFA); CCMC DS 1.17 Multi-family Apartment Development Standards, CCMC DS 1.18 Residential Development Standards in Non-Residential Districts

MASTER PLAN DESIGNATION: Brown Street Specific Plan Area, Mixed Use Residential, Mixed Use Commercial

PRESENT ZONING: Multi-family Apartment Specific Plan Area (MFA-SPA), General Commercial (GC)

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: Multi-Family Apartment Specific Plan Area / Multi-Family Residential
- WEST: General Commercial / Storage Facility
- NORTH: Multi-Family Apartment Specific Plan Area and General Commercial / Vacant & Single Family Residential
- SOUTH: Multi-Family Apartment Specific Plan Area & Multi-Family Apartment / Multi-Family Residential and Single Family Residential

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: Zone X
- EARTHQUAKE FAULT: Moderate Type II
- FAULT ZONE: Within 200 feet
- SLOPE/DRAINAGE: Site is primarily flat

SITE DEVELOPMENT INFORMATION:

- LOT SIZE: 2.77 acres
- EXISTING DEVELOPMENT: Vacant
- PROPOSED DEVELOPMENT: 81 apartment complex
- PROPOSED PARKING: 147 on-site
- SETBACKS:

	East	West	North	South
Required	20 feet (in MFA) 20 feet (in GC)	0 feet	10 feet (in MFA) 0 feet (in GC)	10 feet (in MFA) 20 feet (in GC)
Proposed	25 feet (in MFA) 15 feet (in GC)	20 feet	15 feet (in MFA) 9.2 feet (in GC)	75 feet (in MFA) 20 feet (in GC)

PREVIOUS REVIEWS:

MPR-19-184: 90 unit multi-family apartment
MPR-06-095: 40 two and three bedroom condominiums
SUP-04-206: 29 unit three story apartments
V-97/98-3: withdrawn

DISCUSSION:

The applicant is proposing an 81 unit apartment complex comprised of 5 buildings. Access will be from Brown Street. The applicant proposes 147 on-site parking spaces, and 23,595 square feet of open space.

The property is comprised of six lots. The western three lots are zoned General Commercial, and the eastern three lots are zone Multi-Family Apartment Specific Plan Area. The eastern lots are part of the Brown Street Specific Plan Area. The intent of the Brown Street Specific Plan Area (BS-SPA) is to establish policies that reinforce and stabilize the BS-SPA as a cohesive residential neighborhood by:

- accommodating residential and neighborhood-serving commercial infill and redevelopment that is compatible with existing, occupied homes and adjacent neighborhoods and that facilitates the transition of the BS-SPA to higher intensity residential uses over time;
- preventing isolated “piece meal” development that occurs without an overall concept for the area that expresses a clear long-range vision;

- buffering residential uses from adjacent commercial development; and
- ensuring that future development provides a distinct benefit to and protects the quality of life for existing and future residents in the area.

The applicant has built other apartment buildings in the BS-SPA, and proposes to utilize the same architectural design. Buildings will be three stories tall, with stucco siding, cultured stone wainscot on the entryways, and Timberline high definition shingles on the roof. Typical floor plans submitted indicate two bedroom units.

A twenty foot wide access and utility easement is located along the west side of the property. It appears the access easement was created to provide access to landlocked properties, now owned by the applicant. Staff is recommending that the parcels be merged into a single parcel prior to the issuance of any building permits. With the merger of the parcels, no parcels will be landlocked, and the necessity for the access easement will go away. Also, parking is proposed in the access easement that will de facto nullify the ability of the easement to function as an access way. Staff recommends abandonment of the access easement prior to the issuance of any construction permits on the site. The applicant believes that the easement can be narrowed if its function is limited to a utility easement.

Per CCMC 18.04.135, multi-family dwellings are a conditional use in the General Commercial 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 101 property owners and 8 mobile home 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:

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

1. Prior to issuing a site improvement permit, the project must provide a technical drainage study that adequately addresses remediation for the regional drainage issues of the Brown Street SPA, to satisfy BS-SPA 4.2. The project must also submit an acceptable draft document of findings for a drainage assessment district. The project must also enter into a development agreement to enter into a drainage assessment district, should one need to be created.

2. The sewer lift station downstream of the project is at capacity with entitled projects. The project must enter into a development agreement with the City to pay its pro rata share, based on a contribution of 10,530 gallons per day.
3. A check valve must be installed in the water main in Brown Street on the project frontage.
4. All water connections must be made to the 12 inch water main in Brown Street. All connections must be analyzed and designed for the range of pressures expected in this main.
5. The project must meet Carson City Municipal Code, Development Standards, and Standard Details including, but not limited to the following:
 - a. The parcels must be readdressed to Brown Street.
 - b. The project must install half-street improvements including curb, gutter, sidewalk and half-street paving.

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 will not be in conflict with any Engineering Master Plans, provided that the above conditions of approval are met.

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 will be sufficient to provide safe access and circulation if the above conditions are met.

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

The existing sewer, water, and storm drain infrastructure will be sufficient to provide service to the project if the above conditions are met.

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.

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 in the Brown Street Specific Plan Area (BS-SPA). Targeted infill and redevelopment within this area is strongly encouraged to promote the stabilization, transitions, compatibility and enhancement of the area; however, it is encouraged to occur in a unified manner and may only occur if certain conditions are met, as enumerated in the policies below.

BS-SPA 1.1—Master Plan and Zoning Designation

All properties located within the BS-SPA shall be designated Mixed-Use Residential (3 to 36 dwelling units per acre) on the Master Plan Land Use Map. If development occurs prior to the adoption of a Mixed-Use Residential zone district, all properties shall be zoned Multi-family Apartments (MFA) on the official zoning map of Carson City to encourage the incorporation of a broader mix of housing types.

STAFF RESPONSE: The portion of property in the BS-SPA is designated Mixed-Use Residential, and zoned Multi-Family Apartment.

BS-SPA 1.2—Development Context Diagram

Any infill or redevelopment proposed within the BS-SPA (whether on a single existing parcel or a larger parcel comprised of multiple lots) shall provide a Development Context Diagram to illustrate how the proposed development relates to adjacent uses in terms of its housing types, orientation, organization of uses (including parking), and how it relates in compatibility and transition to adjacent neighborhoods.

STAFF RESPONSE: The applicant has provided photographs of the adjacent development.

BS-SPA 1.3—Variety of Housing Types

The incorporation of a broader variety of housing types is encouraged within the BS-SPA.

STAFF RESPONSE: The applicant is proposing high density residential housing.

BS-SPA 1.4—Commercial Land Uses

If Sweetwater Drive is extended from Graves Lane to Edmonds Drive to provide additional access to the area and limit access through the existing residential neighborhood to the south, the parcels north of the Sweetwater Drive extension and east of Edmonds Drive may be designated Commercial on the Master Plan Land Use Map and zoned Neighborhood Business (NB) on the official zoning map upon completion of the street extension. Any commercial development shall be consistent and compatible with the community design standards of this document.

STAFF RESPONSE: Sweetwater Drive is not extended to Edmonds Drive.

BS-SPA 1.5—Mixed-Use Development

Mixed use (commercial-residential) shall be encouraged as a transition between existing and future commercial areas and residential uses. Parcels in these transition areas may be designated for mixed use upon adoption of any applicable mixed-use ordinance.

STAFF RESPONSE: The subject property is adjacent to commercial property to the west, and will serve as a transition between the commercial and the residential area to the east.

BS-SPA CIRCULATION AND ACCESS POLICIES

BS-SPA 2.1—Roadway Connections

All proposed roadway connections shall support and build upon the BS-SPA's existing system of interconnected streets to provide efficient on and off-site connections, disperse traffic, and accommodate a variety of modes of transportation including motor vehicles, bicycles, and pedestrians. Existing street widths may be adjusted as part of an overall development proposal.

STAFF RESPONSE: The proposed development utilizes the existing street system. The project will be required to install half street improvements including curb, gutter, sidewalk and half street paving.

BS-SPA 2.2—Pedestrian and Bicycle Connections

A system of pedestrian and bicycle connections shall be provided to establish visual and physical connections to and between the following:

- *any sidewalks, trails, or walkways on adjacent properties that extend to the boundaries shared within the development;*
- *adjacent neighborhoods; and*
- *existing bike path along Highway 50.*

STAFF RESPONSE: As part of the construction of this development, half street improvements including sidewalks will be required.

BS-SPA-2.3—Urban Roadway Standards

Existing streets shall be upgraded to meet Carson City standards for width and construction for an urban roadway section with on-street parking.

STAFF RESPONSE: Staff has recommended a condition of approval that the project must install half street improvements including curb, gutter, sidewalk and half street paving.

BS-SPA COMMUNITY CHARACTER AND DESIGN POLICIES

BS-SPA 3.1—Building Orientation

The primary entrance of all residential uses shall be oriented towards Edmonds or Brown Streets to maintain a pedestrian-oriented street frontage and to maintain the privacy and quality of life of existing residents within the BS-SPA.

STAFF RESPONSE: Front doors of the units will be oriented to face Brown Street.

BS-SPA 3.2—Relationship to Surrounding Development

To encourage a cohesive pattern of development and to enhance the compatibility of future infill and redevelopment with existing, adjacent residences, the following design standards shall apply:

- *Infill and redevelopment that is of a greater intensity and height shall provide a visual transition and compatibility by “stepping down” its height to meet the height of the existing use; and*

- *Proposed land uses shall be organized in a manner that is compatible with existing uses and should use less intense uses (in terms of height and mass) to provide a transition between “pods” of existing homes within the BS-SPA and future uses that may be of a higher intensity.*

STAFF RESPONSE: The subject property is an infill project with single family residential to the north and to the south on Brown Street. The applicant has placed the smaller 12 unit buildings closest to Brown Street, with the larger 21 unit and 18 unit buildings to the rear, away from the single family residential uses.

BS-SPA 3.3—Parking Location and Design

To minimize the visual presence of off-street parking within the BS-SPA, the following design standards shall apply:

- *To the extent feasible, surface parking required to serve higher-intensity residential uses should be located behind the primary structure, away from the street frontage;*
- *Larger lots shall be broken into a series of smaller blocks of parking areas not to exceed 20 spaces each;*
- *If site constraints or other factors warrant the location of parking along the street frontage, a landscape buffer and/or decorative wall shall be provided to screen parked cars from the sidewalk and street.*

STAFF RESPONSE: Parking has been designed to avoid parking in front of the building. Parking has been included to the side and behind the buildings. Staff recommend dense shrubs be placed in the planters between the sidewalk and the parking spaces to create a visual buffer between the two.

BS-SPA 3.4—Garage Placement and Design

The use of a variety of garage configurations (i.e., front-loaded (street-oriented) garages, side-loaded garages, or alley-loaded garages) shall be required to promote more pedestrian-friendly residential streetscapes. In addition, the following standards shall apply:

- *Front-loading garage doors shall be limited to 20 feet (2 bays) or 35% of the front façade of the dwelling structure, whichever is less.*
- *Front-loading garages shall be recessed a minimum of four feet behind the front façade of the dwelling portion of the structure, or a front porch that is a minimum of five feet deep by eight feet long, or recessed a minimum of two feet beneath the second floor bay.*

STAFF RESPONSE: No garages are proposed.

BS-SPA 3.5—Varied Streetscapes

To promote more interesting streetscapes and offer consumers a wider choice of housing styles, a variety of home models shall be provided. For the purposes of satisfying the above standard, each home or building elevation shall distinctly differ from other home model elevations in a minimum of four of the following areas:

- *The placement of all windows and doors on the front façade elevation.*
- *The use of different materials on the front façade elevation.*
- *Substantial variation in the location and/or proportion of garages and garage doors.*

- *The width of the front façade elevation must differ more than two feet.*
- *Variation in the location and proportion of front porches.*
- *Substantial variations in roof-lines and/or in the angle of roof runs.*
- *Use of roof dormers.*
- *A variation of building types, i.e., ranch, two-story, and split level.*
- *Window shapes that are substantially different.*
- *Other distinct design variations approved by the City.*

STAFF RESPONSE: The subject project is an apartment complex, not single family residential. Therefore, there are not varying models.

BS-SPA 3.6—Parking Amount

On street-parking spaces may be credited towards up to 10 percent of the total off-street parking requirement for residential uses.

STAFF RESPONSE: The applicant has taken a 10 percent credit, and provided 147 on-site parking spaces.

BS-SPA-3.7—Street Trees

Street trees shall be provided along all public rights of way, spaced at 40' intervals. Provisions shall be made as part of any development for the private maintenance of any street frontage landscaping, right-of-way landscaping and common landscape areas.

STAFF RESPONSE: The property has 215 linear feet of frontage on Brown Street. Therefore, 5 trees spaced at 40 foot intervals must be installed. Prior to issuance of a building permit, the applicant must enter into an agreement with the City obligating the property owner to maintaining the street trees.

BS-SPA INFRASTRUCTURE, SERVICES, AND FACILITIES POLICIES

BS-SPA 4.1—Extension of Public Utilities

Municipal water and sewer facilities shall be upgraded as needed to serve future development.

STAFF RESPONSE: The water facilities are adequate to serve the subject development provided a check valve is installed in the water main in Brown Street on the project frontage. The sewer lift station downstream of the project is at capacity with entitled projects. The project must enter into a development agreement with the City to pay its pro rata share, based on a contribution of 10,530 gallons per day.

BS-SPA 4.2—Improvement of Drainage Facilities

Drainage facilities, including downstream facilities, to serve the SPA area shall be upgraded as needed to serve future development.

STAFF RESPONSE: Staff is recommending that prior to issuance of a site improvement permit, the project must enter into a development agreement to pay its pro rata share for regional storm drain improvements to satisfy BS-SPA 4.2. The City will provide data from the regional flood study that is currently underway for the area and will assist the applicant in determining the

necessary regional mitigation and the required pro rata share contribution.

BS-SPA 4.3—Right-of-Way Review

Road right-of-way may be reviewed and adjusted to free up developable land and to provide minimum standard widths. Any abandonments shall be accomplished comprehensively for the neighborhood.

STAFF RESPONSE: Staff finds that the width of Brown Street is adequate for the required improvements, and no adjustments are recommended.

BS-SPA 4.4—Roadway Names

North Edmonds Drive shall be renamed as a part of the renaming of Graves Lane to Fairview Drive as directed by the Board of Supervisors. Carson City shall initiate the name change process

STAFF RESPONSE: The subject property is not on North Edmonds Drive.

With the conditions referenced above, staff finds the proposed development is consistent with the Master Plan.

- 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 rear of the site is more appropriate for residential development than non-residential development due to the development of surrounding properties, and the limited access. The rear of the property backs up to two single family residential uses. By developing the property as a residential use, the occupancy will be more similar to that of surrounding uses and the general neighborhood than if it were developed with a non-residential use.

Staff notes that a six foot solid fence / wall will be required to be installed along the southern property line and eastern property line to buffer the single family home to the south from the parking areas.

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

Brown Street is a local road. Roadway improvements will include the construction of a sidewalk on Brown Street to improve pedestrian connectivity. The proposed project is anticipated to produce 441 daily trips to the site. Staff finds the proposed project 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.***

Storm drainage is a concern in the Brown Street Specific Plan Area. Given this concern, staff is recommending that prior to issuing a site improvement permit, the project must enter into a development agreement to pay its pro rata share for regional storm drain

improvements to satisfy BS-SPA 4.2. The City will provide data from the regional flood study that is currently underway for the area and will assist the applicant in determining the necessary regional mitigation and the required pro rata share contribution.

The sewer lift station downstream of the project is at capacity with entitled projects. Prior to issuance of a development agreement, the developer must enter into a development agreement with the City to pay its pro-rata share, based on a contribution of 10,530 gallons per day.

A check valve must be installed in the water main in Brown Street on the project frontage. Also, all water connections must be made to the 12 inch water main in Brown Street. All connections must be analyzed and designed for the range of pressures expected in this main.

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 18.04.135 General Commercial Conditional Uses and requires a Special Use Permit. The use is an allowed use in the Multi-Family Residential zoning district portion of the property. 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 General Commercial 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, parking requirements, and open space requirements. The project does not meet the required setback along the eastern property line where 15 feet is provided, and 20 feet is required. However, the applicant intended to narrow the easement along the western property line to allow the buildings to be shifted 5 feet to the west. The project's proposed residential density is approximately 29 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 General Commercial zoning district is 45 feet. The applicant is proposing a building height of 35 feet, 8 inches.

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 residential zoning on the east, north, and south sides. The setbacks on the north and south sides comply with the requirements of this provision on each of these sides. On the east side, the applicant has provided a 15 foot setback where a 20 foot setback is required. It is anticipated the applicant will reduce the width of the public utility easement along the western property line, and then shift the buildings five feet to the west. The applicant must demonstrate compliance with this requirement prior to the issuance of any construction permits.

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.

Brown Street is not 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 81 units proposed, this results in a requirement for 162 on-site parking spaces. However, as the property is in the Brown Street SPA, the applicant may take a 10 percent credit, thus reducing the required number of on-site spaces to 146. The applicant has provided 147.

Of note, the applicant has placed parking in an access easement. With the merging of the subject lots, it is thought that the access easement will no longer be required, and the access easement will be abandoned. The parking is inconsistent with the function of the access easement. So, to meet the on-site parking requirements utilizing the access easement, the access easement must be vacated. This must occur prior to the issuance of a site improvement permit.

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.

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.

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

With these requirements, a total of 20,250 square feet of open space is required. The applicant has identified a 23,595 square foot of open space throughout the site. As part of the site improvement permit application, the applicant must provide an open space diagram demonstrating compliance with the open space requirements..

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

The applicant has identified areas for open space, but not a detailed landscape plan. A detailed landscape plan that demonstrates compliance with Development Standards, Division 3, should 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. Brown Street is not a commercial arterial.

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.

This finding can be met. The site is designated as Mixed-Use Commercial.

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.

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. Conditions are recommended to ensure that the proposed development will not result in material damage to other property in the vicinity, including the requirement for fencing / wall along the eastern property line where parking is adjacent to a single family home.

Attachments:
Application (LU-2019-0078)

SPECIAL USE PERMIT

for

Brown Street Apartments

**3679 & 3689 Gordon Street
1630, 1636 & 1650 Brown Street
Carson City, Nevada**

**Assessor Parcel Numbers
008-303-15, -16, -21, -36, -37, & -39**

Section 10, T15N, R20E, MDB&M

Prepared for:

**Millard Realty & Construction, Co.
1885 E. Long Street
Carson City, Nevada 89706
Phone (775) 882-5000**

Prepared by:



MORRIS ENGINEERING, LTD.
2865 MAC DRIVE, MINDEN, NV 89423
PHONE: (775) 392-1384
WWW.MORRIS-ENGR.COM

**December 2019
Job No. 191002**

SUMMARY

Millard Realty & Construction is requesting a Special Use Permit (SUP), if approved, will permit the construction of a multifamily apartment complex located in the General Commercial (GC) zoning district. The parcels are 0.49-acre, 0.51 acre and 1.0 acre located at 3689 and 3679 Gordon Street, APNs 008-303-15, 16 & 21, respectively. The site is currently undeveloped and is landlocked by the adjacent parcels. Once completed, the apartment complex will be situated on six parcels totaling 2.78 acres. Three of the parcels are located adjacent to Brown Street (APNs 008-303-36, 37 & 39). Those parcels are located in the Brown Street SPA and currently have the required Multifamily Apartment (MFA) zoning. The site will be accessed through these parcels on Brown Street. The six parcels will be consolidated into one parcel. A map depicting its location is attached as an exhibit (Figure 1). Highway 50 East is 1/4 mile north of the site and Fairview Drive is 1/8 mile east.

The parcels are currently shown on the Carson City Master Plan as Mixed-Use Commercial and are bordered to the north by an undeveloped parcel (APN 008-303-06) with GC zoning, an industrial complex to the west (GC) and residential parcels to the south and east (MFA). A Major Project Review (MPR-17-184) was submitted and comments were received from all City departments for this project.

Millard Realty and Construction retained Morris Engineering, Ltd, to prepare this Special Use Permit application. This Special Use Permit is being submitted to the City to allow development of the multifamily apartments as a conditional use for the land designated General Commercial (GC). The request for a Special Use Permit will be pursuant to the Carson City Municipal Code, Title 18 - Zoning, Chapter 18.02 - Administrative Provisions, Section 18.02.080 – Special Use Permit (Conditional Uses).

**Questionnaire Supporting the Application
for a
SPECIAL USE PERMIT**

I How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

CHAPTER 3: A BALANCED LAND USE PATTERN

Theme: 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.

Does the proposed development meet the Growth Management Ordinance (1.1d, Municipal Code 18.12)?

Not Applicable

Does the proposed development use sustainable building materials and construction techniques to promote water and energy conservation (1.1e,f)?

The project will use low flow faucets and minimize turf landscaping for water conservation. Additionally, high efficiency appliances, LED lighting, and energy code required insulation will be used for energy conservation.

Is the proposed development located on priority infill development area (1.2a)?

No.

Does the proposed development provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

There are no adjacent public lands located around the project.

Does the proposed development protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

The site is undeveloped and is overgrown with sagebrush and weeds. The site does not have any mature trees that are character defining.

Is the proposed development at adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?

The existing development is not immediately adjacent to county boundaries or public lands.

In identified Mixed-Use areas, does the proposed development 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)?

This project is consistent with the land use descriptions and meets the criteria set from in sections 2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C.

Does the proposed development meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?

Yes, the buildings will be setback from adjacent parcel using adopted standards.

Does the proposed development protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?

There are no environmentally sensitive areas on the site.

Is the proposed development sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?

The property is mapped as a Zone "X" unshaded flood area, which is defined as an area determined to be outside the 500-year flood plain (.2% annual reoccurrence). See FEMA Flood Map exhibit (Figure 9).

The site is in an area designated as having a moderate potential for shaking during earthquakes. Although there are no known geologic hazards located within the parcel, there is an Early- to Mid-Pleistocene fault shown on the earthquake hazards map located north of the parcels. It is shown as being both indeterminate and approximately located. See Earthquake Hazard Map exhibit (Figure 8).

Does the proposed development 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 three parcels are located to the south of Gordon Street and west of Brown Street. Water and sewer service will be extended through the parcels adjoining Brown Street (008-303-36 & 37). There is city sewer and water on Brown Street. The street frontage on Brown street will be improved with sidewalk curb and gutter on parcels 008-303-36 & 39.

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

The two buildings located on the parcels adjacent to Brown Street will meet the policies of the Brown Street SPA.

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES

Theme: 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.

Does the proposed development provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?

The proposed apartment complex is required to have 250 square feet of open space per unit. Once completed, the site will contain a children's play area and BBQ areas for tenant use.

Is the proposed development consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

Not Applicable.

CHAPTER 5: ECONOMIC VITALITY

Theme: 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.

Does the proposed development encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)

The site is currently undeveloped. There will be a need for additional employment associated with the design and construction industries. This will also include a demand for the use of financing institutions, design professionals, construction contractors, and laborer forces necessary for construction.

Does the proposed development encourage the development of regional retail centers (5.2a)?

Not Applicable

Does the proposed development encourage reuse or redevelopment of underused retail spaces (5.2b)?

Not Applicable

Does the proposed development support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capital (5.4a)?

Not Applicable

Does the proposed development promote revitalization of the Downtown core (5.6a)?

Not Applicable

Does the proposed development incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

Not Applicable

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS

Theme: The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods; compact mixed-use activity centers; and a vibrant, pedestrian-friendly downtown.

Does the proposed development use durable, long-lasting building materials (6.1a)?

The proposed buildings use durable material traditional used for this type of project. Wood framing, stucco siding and asphalt composition shingles on the roof.

Does the proposed development promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?

The exterior elevation of the building will have features and details to vary the building surfaces as well as the use of colors.

Does the proposed development 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)?

Yes, the site will have clearly identified entrances and pedestrian connections throughout the site.

Does the proposed development 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 projects height, density and setbacks will be consistent with other projects and structures in the vicinity.

If located in an identified Mixed-Use Activity Center area, does the proposed development contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?

Not Applicable

If located Downtown, does the proposed development integrate an appropriate mix and density of uses (8.1a, e)?

Not Applicable

If located Downtown, does the proposed development include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?

Not Applicable

If located Downtown, does the proposed development incorporate appropriate public spaces, plazas and other amenities (8.1d)?

Not Applicable

Does the proposed development incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

Not Applicable

CHAPTER 7: A CONNECTED CITY

Theme: 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.

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)?

The project is served by existing major travel corridors that could also support differing transit systems. The site is $\frac{1}{4}$ mile south of U.S. Highway 50 and $\frac{1}{4}$ mile west of Fairview Drive.

Does the proposed development maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?

No changes are proposed to the existing roadway connections.

Does the proposed development provide for appropriate pathways through the development and the surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1 a, c)?

The proposed project is consistent with the Carson City Unified Pathways Master Plan (UPMP). The UPMP does not show any pathways through the development (see Figure 10). The UPMP shows an existing on-street bike lane and off-street multi-use paved path along the U.S. Highway 50 corridor just north of the site.

II 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.

A. Describe the general types of land uses and zoning designations adjoining your property:

DIRECTION	USE	ZONING
West	Industrial Business	General Commercial (GC)
North	Vacant	General Commercial (GC)
East	Single Family Residences	Multifamily Apartments (MFA)
South	Apartments	Multifamily Apartments (MFA)

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. Will the project involve any uses that are not contained within the building? If yes, please describe. If not, state that all uses will be within a building. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of 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.

Multifamily apartments are an allowed conditional use in a General Commercial (GC) zone if the Special Use permit is approved. The zoning on the parcels to the south and east are MFA and there are multiple apartment complexes in the immediate area. The project should not cause any problems to the adjacent property owners. After completion, there will be no noise, dust, odors, vibration, fumes or glare.

Examples of activities that may occur outside the building would be outdoor play yards and BBQ areas for the tenant use.

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.

The project will not be a detriment to the surround properties or neighborhood. It is an apartment complex similar to the other adjacent properties.

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.

Outdoor lighting will be provided in the parking areas and walkways of the complex. All lights will be dark sky compliant and shielded to minimize concerns from adjoining properties.

E. 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.

The site will be fully landscaped complying with the City ordinance requirements including a children's play and BBQ areas. A full landscaping plan will be prepared by a licensed landscape architect and will be submitted for permit

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

Short range, this project will benefit the people of Carson City by contributing to the economy through construction of the buildings, including material suppliers, the building trades, and design professionals.

Long term, the city will benefit from filling the housing shortage.

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

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.

There is minimal pedestrian and vehicular traffic present on the Brown Street servicing the project. Brown Street is paved, however, there are no sidewalks present. No additional walkways or traffic lights will be necessary. This will be an improvement to the traffic condition when operational as compared to the prior tenants.

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

A. 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? How will your project affect the Sheriff's Office?

As with any multifamily apartment project, there will be children who will attend school.

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

The project is expected to have little to no effect on the Sheriff's Office or fire protection. There are existing fire hydrants located along Brown Street. Additional fire hydrants within the project site will be added within 100' of each building's fire department connection. The buildings will have automatic fire sprinkler and alarm systems. The site is designed to permit the required 20' fire access aisle with the required turning radii and overlap for a ladder truck. The site is designed with a loop to allow easy navigation through the site for fire apparatus.

C. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated?

The site is currently undeveloped and contains sage brush, grasses and weeds. The site naturally slopes to the north and runoff sheet flows and collects in shallow ditches on the east side of the parcel. The shallow channels flow along the east edge of parcels 008-303-06 & -19 and ultimately drains to the roadside ditch at Gordon Street where it enters the storm drain system. The project owner is seeking a drainage easement from the owners of the adjacent parcels to the north. The excess runoff created by the developed areas will be stored in a detention basin on the northeast corner and flows for the design storms will be metered to pre-developed flows as required by the Carson City Development Standards.

D. Are the water supplies 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?

This project will tie into the existing 12" water main. Please see attached Carson City Utilities Exhibit (Figure 11) for water main locations.

The water pressure is adequate at this location but may fluctuate according to Tom Grundy, Carson City Public Works. The owner has other three-story apartments in the immediate vicinity and has not reported pressure issues on the upper levels. No lines need replacing or upgrading. CCPW does not anticipate any problems meeting fire flows in excess of 2000 gpm. The required fire flow for a Type V-B structure with an area of approximately 19,000SF is 1750gpm with the 50% reduction permitted from 2018 IFC Appendix C, Tables B105.1 (1) & (2).

The project is not served by a well.

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?

There is an existing 8" sewer line in Brown Street. Please see attached Carson City Utilities Exhibit (Figure 12) for sewer line locations. A sewer analysis will be submitted to Carson City Engineering for the pro rata share contribution to the Morgan Mill lift station as required by the Major Project Review

F. What kinds of road improvements are proposed or needed to accommodate your project? Have you spoken to Public Works or Regional Transportation road improvements?

The owner has gone through the Carson City Major Project Review process and has received development comments from all City departments. The site is located about 1/4 mile south from the intersection of Fairview Drive and U.S. Highway 50, the ability to serve the proposed apartment complex traffic is consistent with the Transportation Master Plan. The frontage along Brown Street will be improved including new sidewalk, curb and gutter as well as widening the road to these new improvements to the west.

G. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet (private engineer, Public Works, Regional Transportation, title report, or other sources).

This application package was prepared by Morris Engineering, Ltd. The primary source of information is the experience and knowledge we possess regarding Carson City and its planning and development requirements and comments received from the Major Project Review.

Carson City's Building, Fire, Health, Engineering, Utility and Planning Departments were contacted regarding the necessity of drainage, water & sewer impacts on the parcels.

V 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.

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.

Pursuant to CCMC Section 18.04.135 – General Commercial (GC), The purpose of the GC District is to preserve a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service facilities, and offices. Temporary unscreened outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director pursuant to subsection 8 of CCMC 18.02.115, which establishes provisions relating to outdoor sales and activities. The Conditional Uses in the GC District which require approval of a Special Use Permit are multi-family dwellings.

As stated above, the proposed use as multifamily apartment complex is a conditional use with the approval of a Special Use Permit in the General Commercial (GC) zoning district. The proposed meets the Site Development Standards (CCMC 18.04.195) for minimum area, building height and setbacks for a General Commercial zoning district.

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

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.

The proposed apartment complex will not create any public health or safety issues. It will provide additional dwelling units in the Carson City rental market that is currently in short supply.

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

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

The site is undeveloped and will only improve the existing conditions for the surrounding properties. The existing properties on Brown Street are single and multifamily dwellings. The commercial parcel to the west is separated from this development by an existing building wall on the property line.

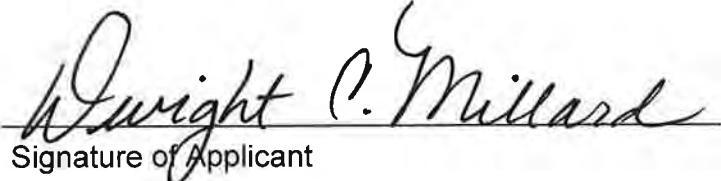
If there is any other information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include this information.

Millard Realty and Construction is seeking this site for the proposed multifamily apartment complex. The apartment complex will provide additional two- and three-bedroom apartments that are in high demand in Carson City. The property under

consideration for a Special Use Permit is recognized for its potential to meet this need. This proposed use for the land provides for a more efficient and desirable use of the land for the applicant.

ACKNOWLEDGEMENT OF APPLICANT

I certify that the foregoing 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.



Dwight C. Millard

Signature of Applicant

January 6, 2020

Date

Dwight C. Millard

Print Name

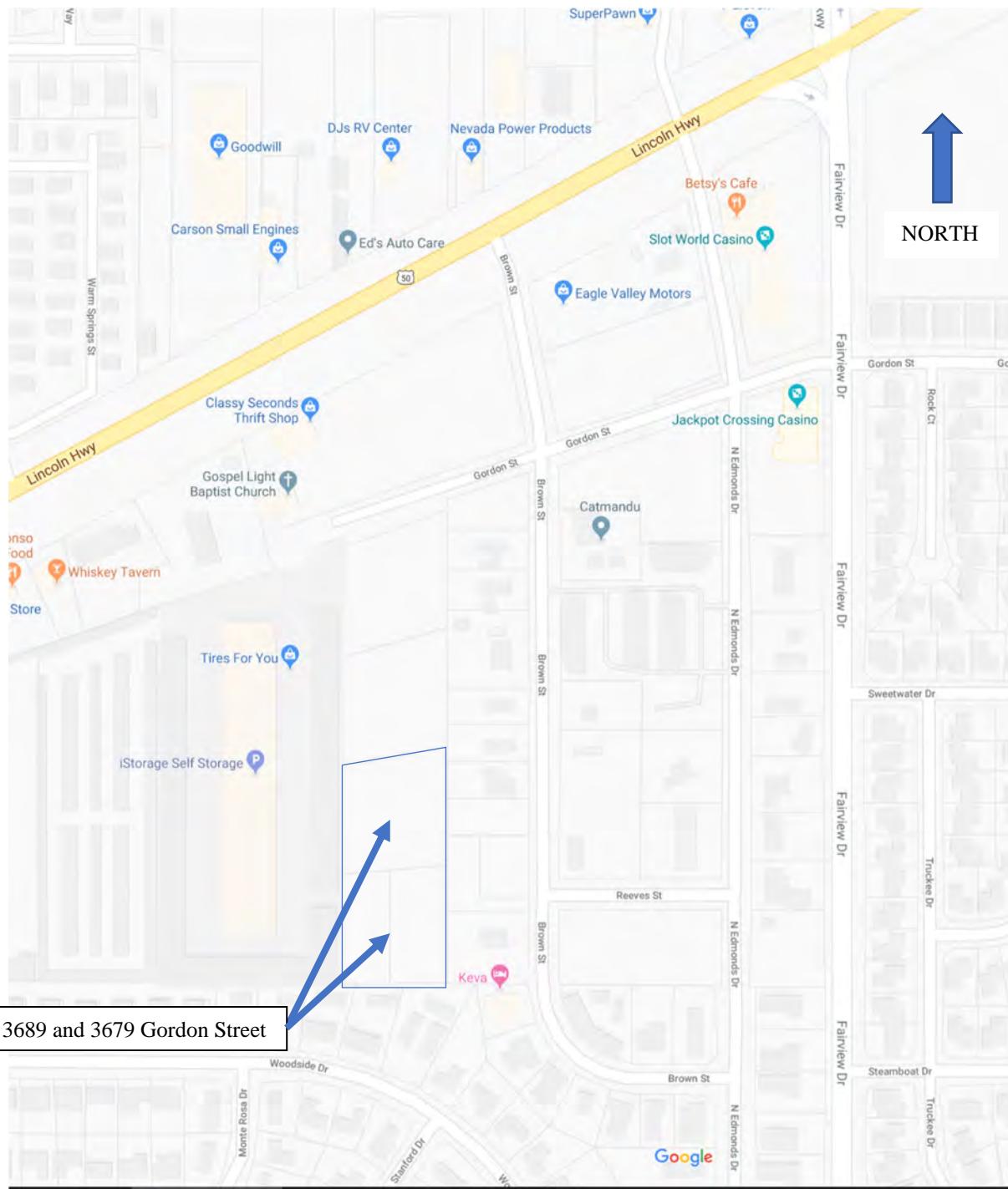
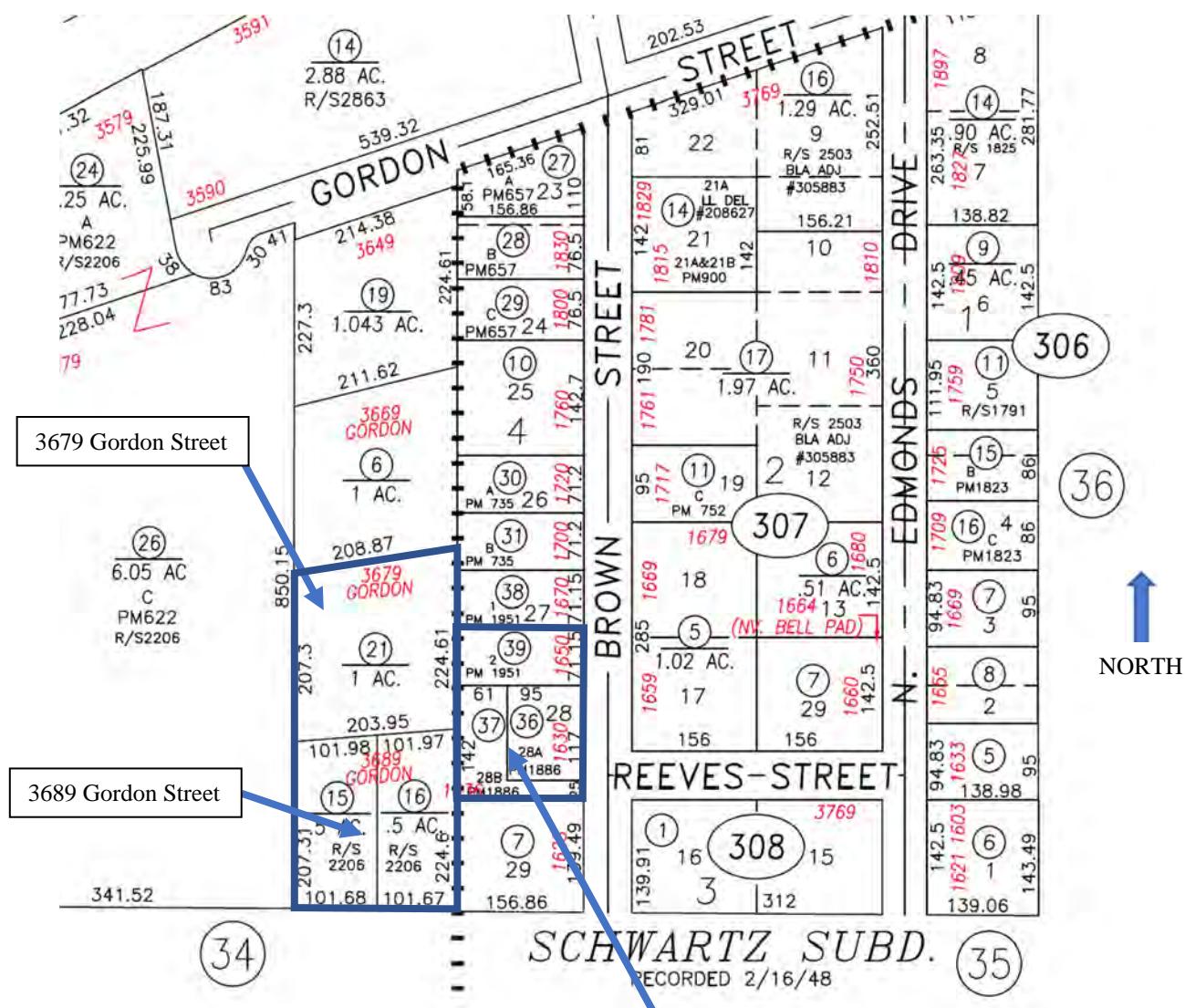


Figure 1- Vicinity Map



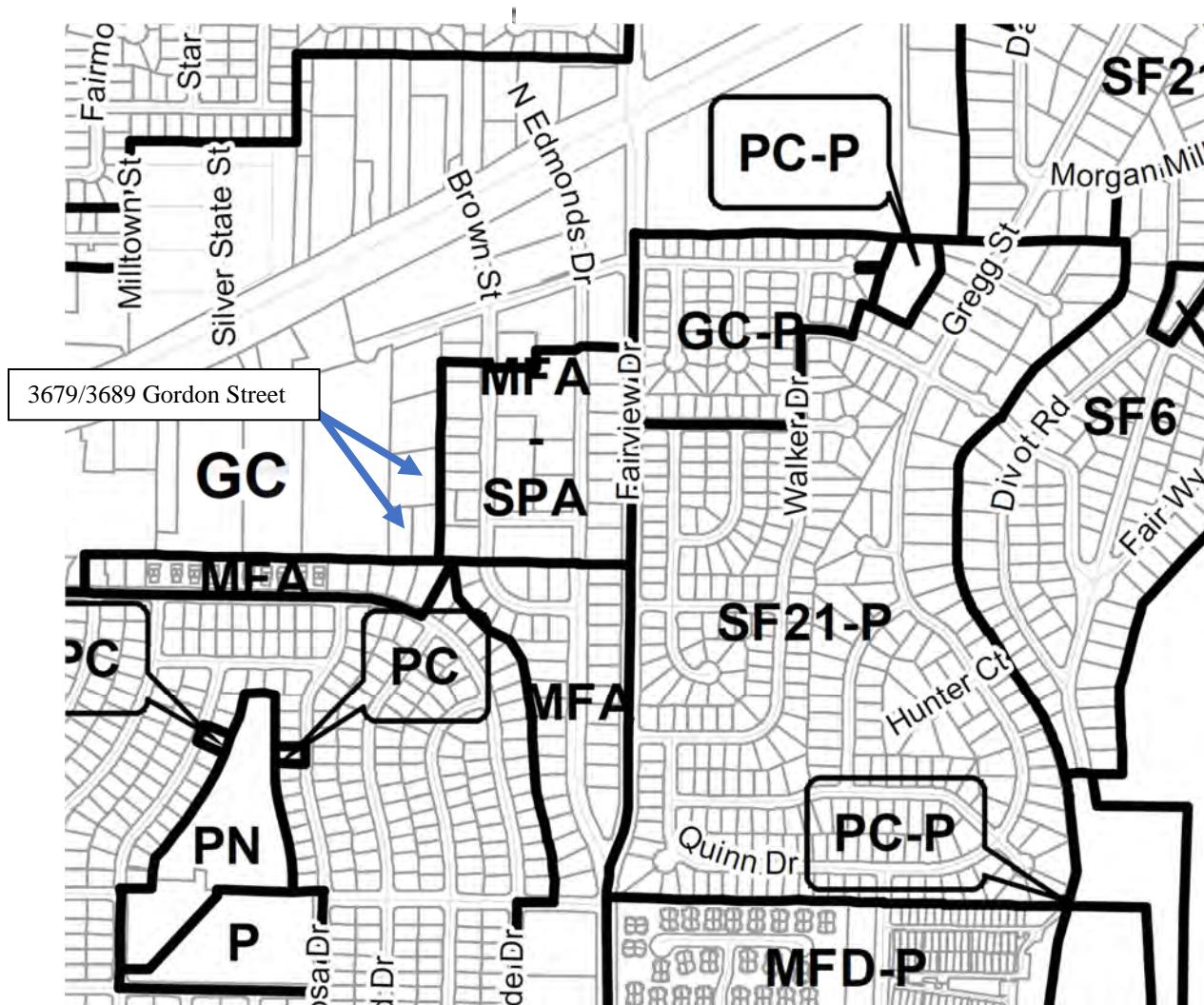


Figure 3 - Carson City Zoning Map



Figure 4- Aerial View ~ 2019



Figure 5 - Adjacent Building Parapet looking South from north property boundary



Figure 6- View looking north through site



Figure 7 - View looking east through site toward adjacent properties

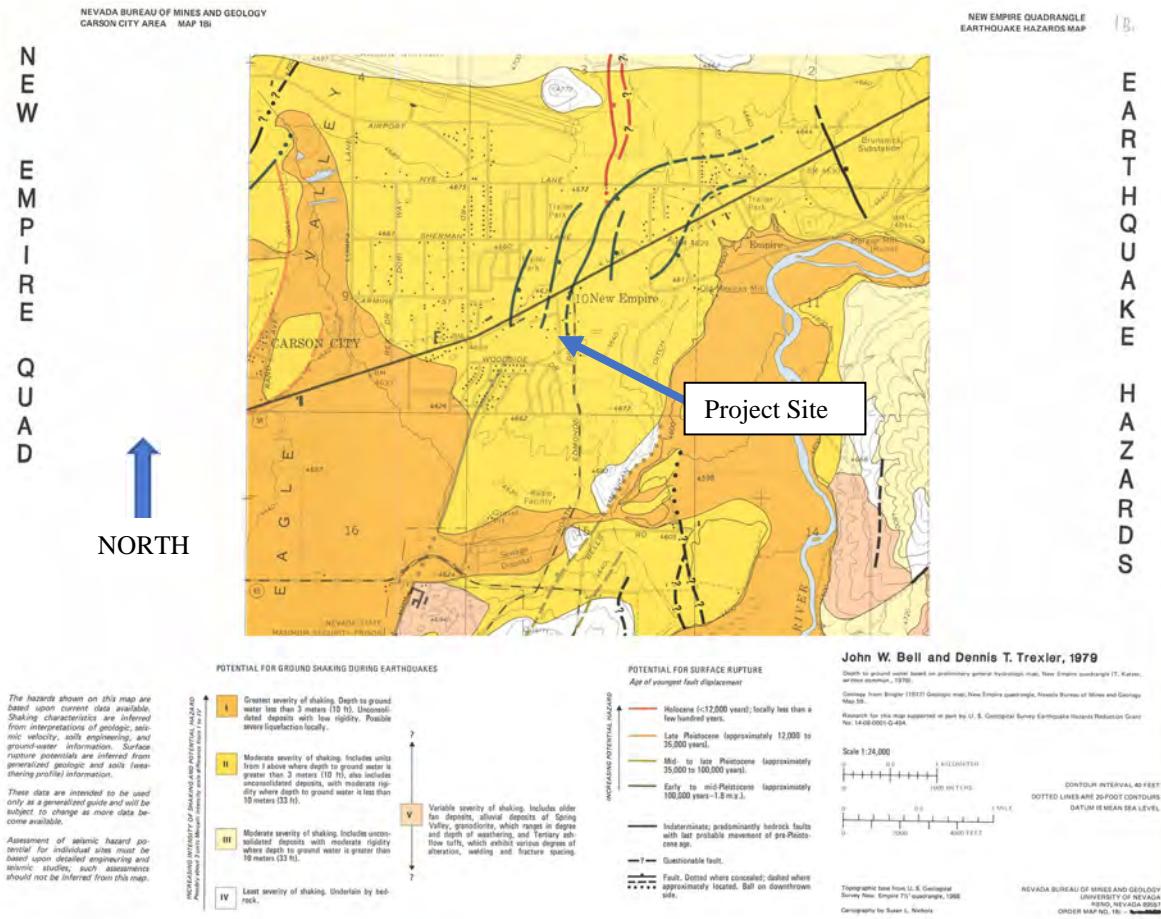


Figure 8 - Geological Hazards Map - Earthquake faulting



Figure 9 - FEMA Flood Zones (portion of map 3200010111H, map date June 20, 2019)

(Gray areas are FEMA Flood Zone X-Unshaded – 500-year flood (<.2% annual reoccurrence flood event)



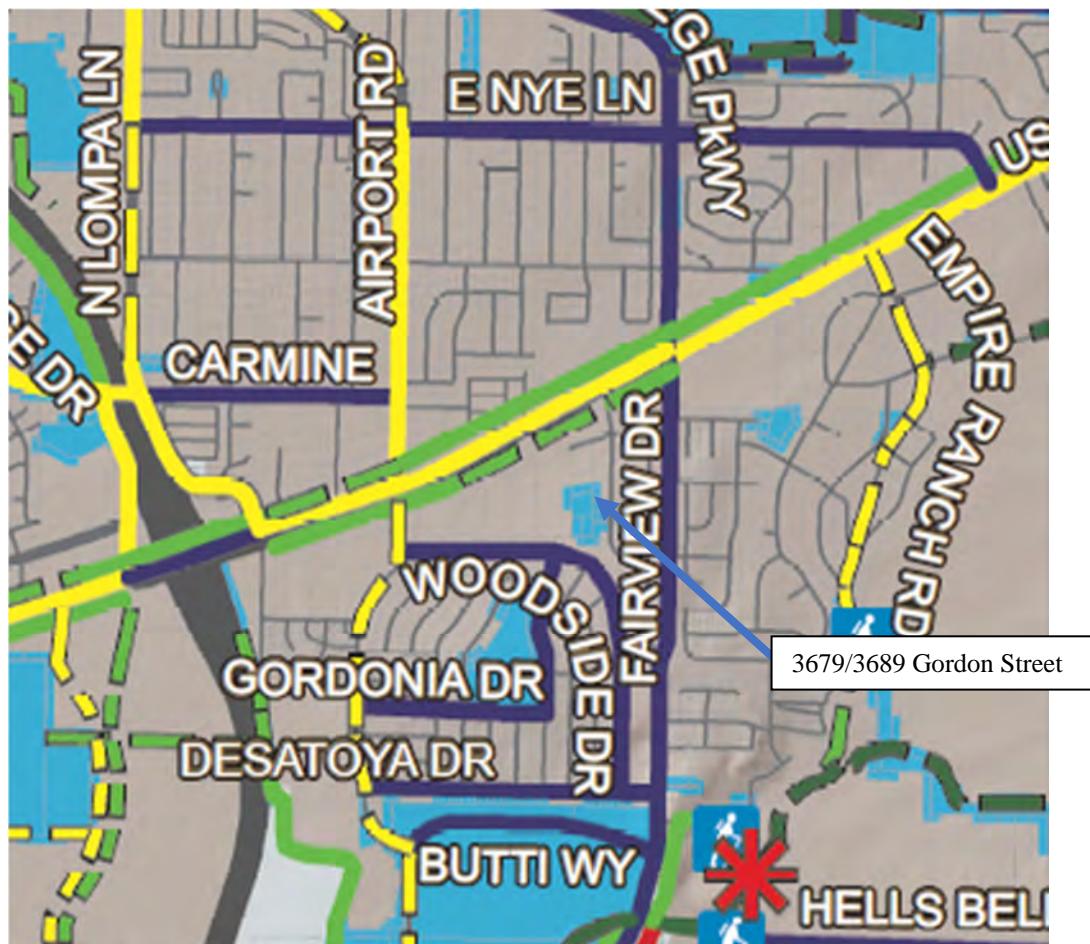


Figure 10 - Unified Pathways Master Plan

- Shared Roadway/Bicycle Route
- On-street Bike Lane (U.S. Highway 50 East)
- Off-street Multi-Use Path (U.S. Highway 50 East)



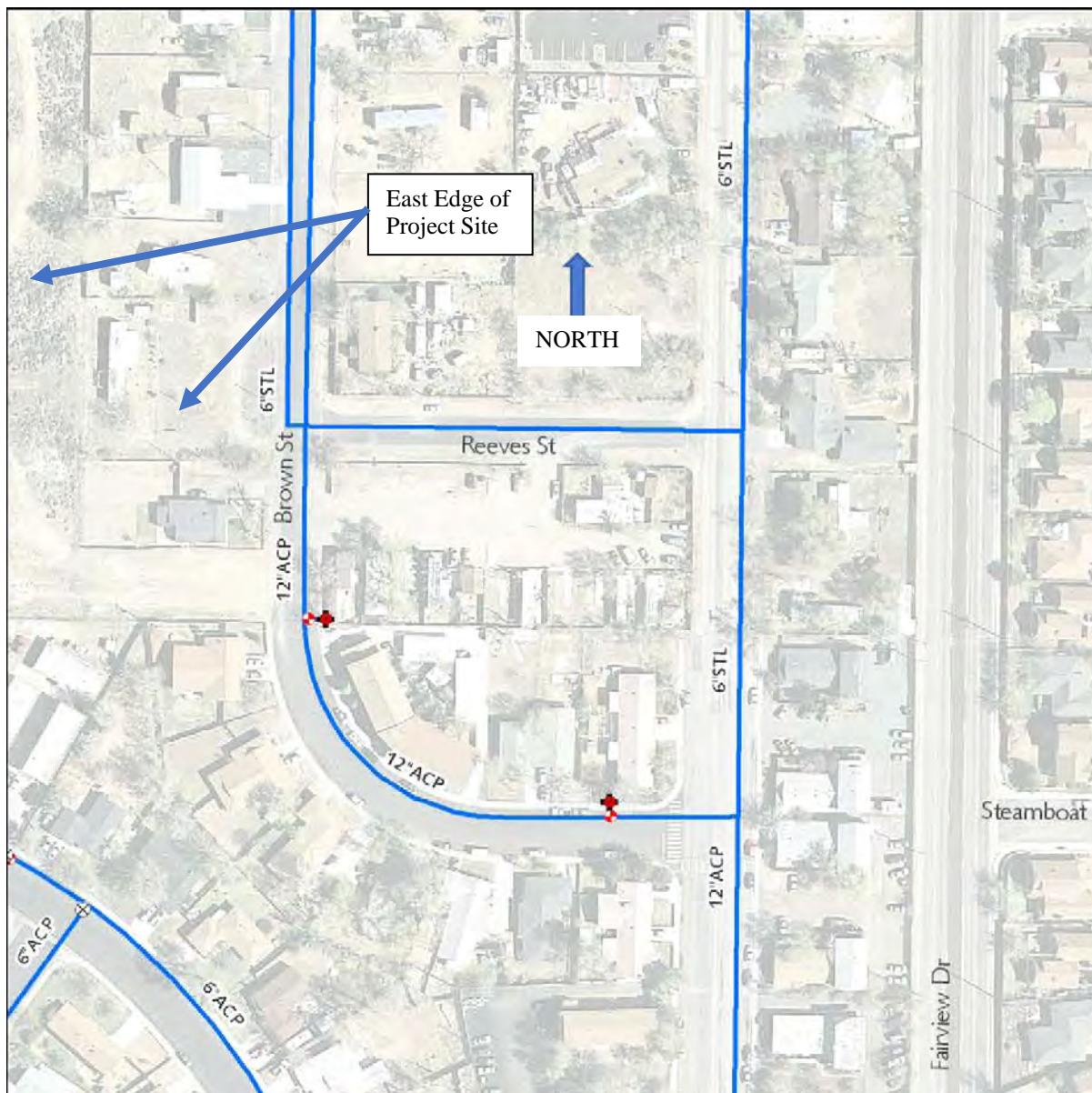


Figure 11- Carson City Water mapping in vicinity of site

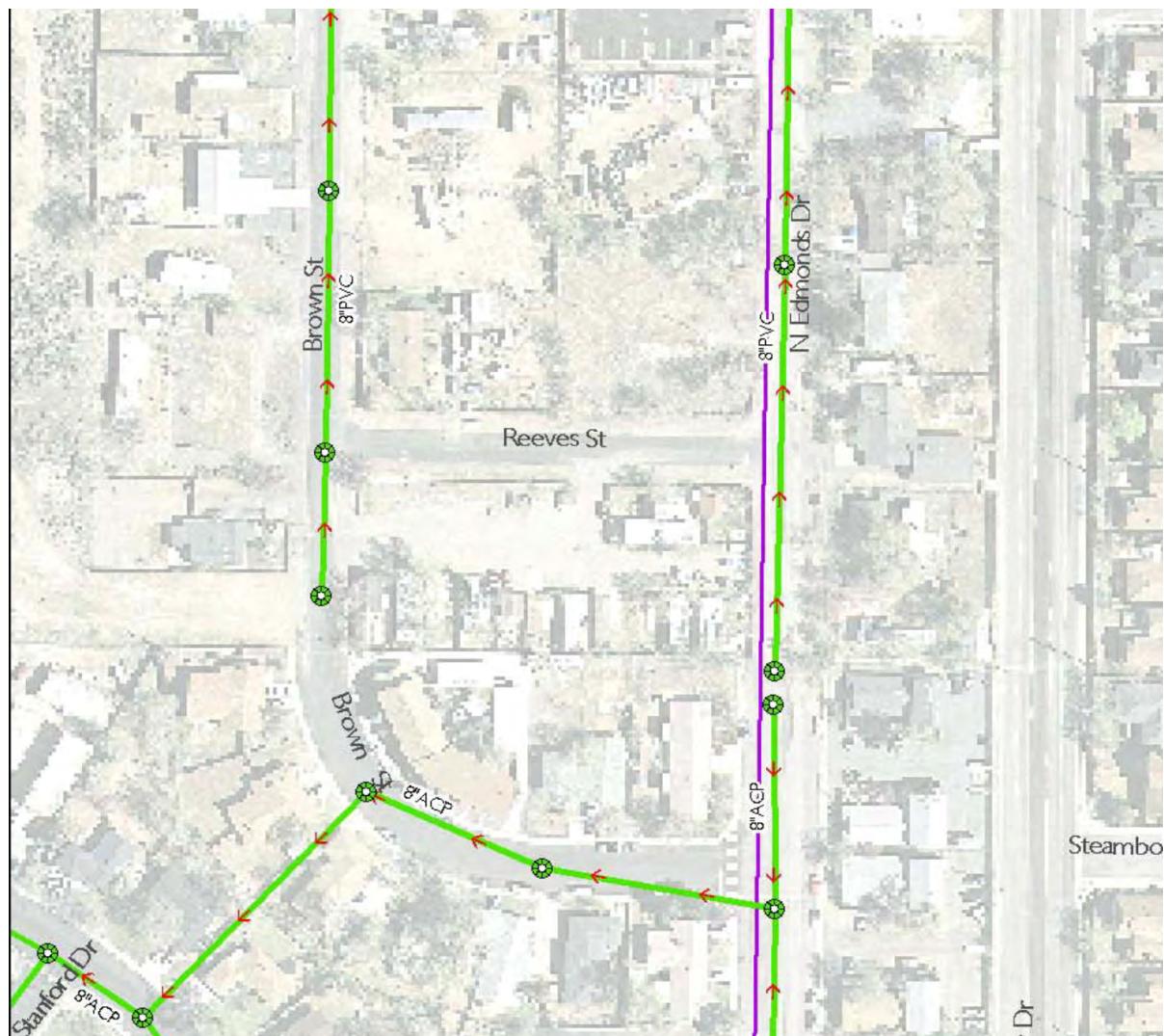


Figure 12 - Carson City Sewer mapping in vicinity of site



MORRIS ENGINEERING, LTD.

2865 MAC DRIVE, MINDEN, NV 89423
(775) 392-1384 WWW.MORRIS-ENGR.COM

January 6, 2020

Mrs. Hope Sullivan
Carson City Planning Division
108 East Proctor Street
Carson City, Nevada 89701

Re: Brown Street Apartments - Water Impact Report
Special Use Permit Application – LU2019-0078
3679 & 3689 Gordon Street, 1630, 1636 & 1650 Brown Street
Assessor Parcel Numbers: 008-303-15, -16, -21, -36, -37, & -39

Dear Mrs. Sullivan:

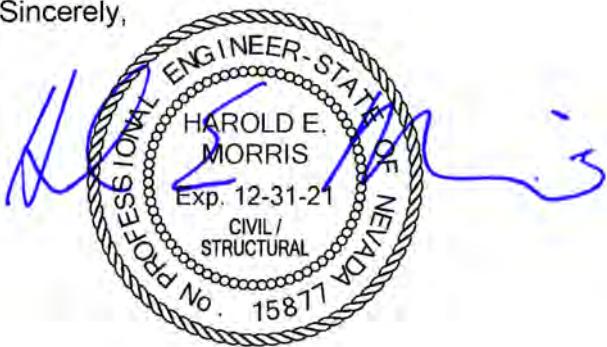
Water consumption history for the applicant's existing apartment buildings located at 1660 and 1750 North Edmonds is also summarized on the following pages. 1750 North Edmonds has fifty-one (51) 2-bedroom apartment units and was constructed in 2007. 1660 North Edmonds has twelve (12) apartment units and was completed in 2019. The building was constructed with high-efficiency appliances (clothes washer and dishwashers) and low water-use fixtures. The average daily use is 70% lower than the 1750 North Edmonds complex.

The proposed Brown Street Apartments will have eighty-one (81) apartments in the complex. Based on the average usage in the neighboring apartment properties the applicant owns and operates, the estimated domestic water usage for the proposed development is estimated at 11,988 gpd. Landscaping is estimated at 890 gpd for a total of 12,878 gpd. See attached summary sheet.

We discussed the existing water service at this site with Tom Grundy at Public Works. He indicated they do not expect any problems providing fire protection, domestic and irrigation water given the size of the existing 12" water main in Brown Street.

Please call us should you have any questions or require further information.

Sincerely,



Harold E. Morris, P.E., S.E.
President
Morris Engineering, Ltd.



MORRIS ENGINEERING, LTD.

**2865 MAC DRIVE, MINDEN, NV 89423
(775) 392-1384 WWW.MORRIS-ENGR.COM**

Water Use Calculations

Brown Street Apartments – 81 units

Domestic Water Use:

Comparable uses:

Site 1: - 1660 North Edmonds – 12-unit high-efficiency apartments
= 1,320 gpd/12 units (see attached water usage)
= 110 gpd/apartment (separate irrigation meter)
Site 2: - 1750 North Edmonds – 57-unit apartments (older complex)
= 10,570 gpd/57 units (see attached water usage)
= 185 gpd/apartment (including irrigation)

Use average of two sites for estimated usage.
=148gpd/apartment

Daily use: 81 apartments x 148 gpd/apartment = 11,988 gpd

Landscape Water Use:

Comparable use (1660 North Edmonds irrigation meter) = 160gpd/0.51 acre (site)
= 320 gpd/acre (annualized)

Annualized Use = 320gpd/acre * 2.78 acre = 890 gpd (annualized)

Total Water Use:

Total Water Use: 11,988 + 890 = 12,878 gallons per day (14.42 ac-ft/yr)

*Note: 1 acre-ft / year = 892.7 gpd [43,560 x 7.48 / 365]

PREPARED 1/06/20
PROGRAM UT475L
CARSON CITY UTILITIES

ACCOUNT CONSUMPTION HISTORY

PAGE: 1

CUSTOMER: 309065 GORDON PARK APTS LLC
1885 E LONG ST

CARSON CITY NV 897063214
LOCATION: 33790 1750 N EDMONDS DR -57 APARTMENTS (INCLUDES IRRIGATION)
CYCLE/ROUTE: 04-15
STATUS: A

WATER METER NUMBER: 00005367307 METER SIZE: 300

READING DATE	TYPE	DAYS	BILLING PERIOD/DATE	ACTUAL CONSUMPTION	ACTUAL DEMAND	ORIGINAL CONSUMPTION	ORIGINAL DEMAND
12/05/19	REG	29	12/19 12/14/19	328.00	.00		
11/06/19	REG	30	11/19 11/14/19	334.00	.00		
10/07/19	REG	28	10/19 10/15/19	285.00	.00		
9/09/19	REG	32	9/19 9/14/19	350.00	.00		
8/08/19	REG	30	8/19 8/15/19	322.00	.00		
7/09/19	REG	33	7/19 7/17/19	343.00	.00		
6/06/19	REG	30	6/19 6/15/19	349.00	.00		
5/07/19	REG	33	5/19 5/14/19	336.00	.00		
4/04/19	REG	28	4/19 4/13/19	281.00	.00		
3/07/19	REG	29	3/19 3/14/19	275.00	.00		
2/06/19	REG	29	2/19 2/13/19	274.00	.00		
1/08/19	REG	33	1/19 1/12/19	315.00	.00		
12/06/18	REG	29	12/18 12/14/18	276.00	.00		
11/07/18	REG	29	11/18 11/16/18	299.00	.00		
10/09/18	REG	29	10/18 10/16/18	273.00	.00		
9/10/18	REG	33	9/18 9/14/18	310.00	.00		
8/08/18	REG	30	8/18 8/16/18	317.00	.00		
7/09/18	REG	33	7/18 7/14/18	395.00	.00		
6/06/18	REG	30	6/18 6/13/18	332.00	.00		
5/07/18	REG	32	5/18 5/12/18	357.00	.00		
4/05/18	REG	29	4/18 4/13/18	321.00	.00		
3/07/18	REG	28	3/18 3/14/18	313.00	.00		
2/07/18	REG	30	2/18 2/14/18	332.00	.00		
1/08/18	REG	32	1/18 1/12/18	378.00	.00		
TOTALS: 728				7695.00	.00		
AVERAGE DAILY USAGE: 10.57					.00		

PREPARED 1/06/20
PROGRAM UT475L
CARSON CITY UTILITIES

ACCOUNT CONSUMPTION HISTORY

PAGE: 1

CUSTOMER: 122565 STANTON PARK DEVELOPMENT
1885 E LONG ST
CARSON CITY NV 897063214

LOCATION: 315190
CYCLE/ROUTE: 04-15
STATUS: A

WATER METER NUMBER: 00016548083 METER SIZE: 063

READING DATE	TYPE	DAYS	BILLING PERIOD/DATE	ACTUAL CONSUMPTION	ACTUAL DEMAND	ORIGINAL CONSUMPTION	ORIGINAL DEMAND
12/05/19	REG	29	12/19 12/14/19	.00	.00		
11/06/19	REG	30	11/19 11/14/19	.00	.00		
10/07/19	REG	28	10/19 10/15/19	.00	.00		
9/09/19	REG	32	9/19 9/14/19	2.00	.00		
8/08/19	REG	30	8/19 8/15/19	4.00	.00		
7/09/19	REG	33	7/19 7/17/19	21.00	.00		
6/06/19	REG	30	6/19 6/15/19	9.00	.00		
5/07/19	SET		6/19 6/15/19	.00	.00		
TOTALS: 212				36.00	.00		
AVERAGE DAILY USAGE:				.16	.00		

PREPARED 1/06/20
PROGRAM UT475L
CARSON CITY UTILITIES

ACCOUNT CONSUMPTION HISTORY

PAGE: 1

CUSTOMER: 122565 STANTON PARK DEVELOPMENT
1885 E LONG ST

CARSON CITY

NV 897063214

LOCATION: 33720
CYCLE/ROUTE: 04-15
STATUS: A

1660 N EDMONDS DR

- 12 APARTMENTS

WATER METER NUMBER: 00014688853 METER SIZE: 200

READING DATE	TYPE	DAYS	BILLING PERIOD/DATE	ACTUAL CONSUMPTION	ACTUAL DEMAND	ORIGINAL CONSUMPTION	ORIGINAL DEMAND
12/05/19	REG	29	12/19 12/14/19	43.00	.00		
11/06/19	REG	30	11/19 11/14/19	41.00	.00		
10/07/19	REG	28	10/19 10/15/19	36.00	.00		
9/09/19	REG	32	9/19 9/14/19	37.00	.00		
8/08/19	REG	30	8/19 8/15/19	29.00	.00		
7/09/19	REG	33	7/19 7/17/19	9.00	.00		
6/06/19	REG	16	6/19 6/15/19	1.00	.00		
5/21/19	SET		6/19 6/15/19	.00	.00		
5/20/19	FIN	13	6/19 5/23/19	6.00	.00		
5/07/19	REG	33	5/19 5/14/19	4.00	.00		
4/04/19	REG	28	4/19 4/13/19	1.00	.00		
3/07/19	REG	29	3/19 3/14/19	.00	.00		
2/06/19	REG	29	2/19 2/13/19	1.00	.00		
1/08/19	REG	33	1/19 1/12/19	.00	.00		
12/06/18	REG	29	12/18 12/14/18	.00	.00		
11/07/18	REG	28	11/18 11/16/18	.00	.00		
10/10/18	SET		11/18 11/16/18	.00	.00		
10/10/18	OUT	1	11/18 11/16/18	.00	.00		
10/09/18	REG	29	10/18 10/16/18	3.00	.00		
9/10/18	REG	33	9/18 9/14/18	6.00	.00		
8/08/18	REG	30	8/18 8/16/18	.00	.00		
7/09/18	REG	33	7/18 7/14/18	1.00	.00		
6/06/18	REG	30	6/18 6/13/18	1.00	.00		
5/07/18	REG	32	5/18 5/12/18	9.00	.00		
4/05/18	REG	29	4/18 4/13/18	.00	.00		
3/07/18	REG	28	3/18 3/14/18	.00	.00		
2/07/18	REG	30	2/18 2/14/18	.00	.00		
1/08/18	REG	4	1/18 1/12/18	.00	.00		
1/04/18	SET		1/18 1/12/18	.00	.00		
1/04/18	OUT	28	1/18 1/12/18	12.00	.00		
12/07/17	REG	30	12/17 12/14/17	.00	.00		
11/07/17	REG	33	11/17 11/14/17	.00	.00		
10/05/17	REG	28	10/17 10/14/17	.00	.00		
9/07/17	REG	31	9/17 9/14/17	.00	.00		
8/07/17	REG	31	8/17 8/15/17	.00	.00		
7/07/17	SET		8/17 8/15/17	.00	.00		
7/07/17	OUT	1	8/17 8/15/17	.00	.00		
7/06/17	REG	28	7/17 7/19/17	2.00	.00		
6/08/17	OUT	1	7/17 7/19/17	.00	.00		
6/08/17	SET		7/17 7/19/17	.00	.00		

1.32
Avg Daily
Usage

CONSTANT
USAGE
EXCLUDED



MORRIS ENGINEERING, LTD.

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(775) 392-1384 WWW.MORRIS-ENGR.COM

January 6, 2020

Mrs. Hope Sullivan
Carson City Planning Division
108 East Proctor Street
Carson City, Nevada 89701

Re: Brown Street Apartments - Sewer Impact Report
Special Use Permit Application – LU2019-0078
3679 & 3689 Gordon Street, 1630, 1636 & 1650 Brown Street
Assessor Parcel Numbers: 008-303-15, -16, -21, -36, -37, & -39

Dear Mrs. Sullivan:

During the Major Project Review (MPR 19-184), we discussed the existing sanitary sewer main with Stephen Pottey. The sewer flow rates for apartments are estimated to be 130 gpd/apartment. For the eighty-one (81) unit apartment complex, the daily sewer flows are estimated at 10,530gpd. For the indicated use, they do not expect any problems providing sewer service given the size of the existing 8" SDR-35 sewer main in Brown Street. The existing 8" main has a flow capacity (50% full) of 372,500gpd using Manning's equation and the slope of the main adjacent to the site. The contribution of the main immediately downstream of the development is approximately 2.8% of the sewer main's capacity. However, per the MPR comments, the Morgan Mill Lift Station downstream of the development is above capacity. The sewer contribution from this development will be used to determine the pro rata share contribution.

Please call us should you have any questions or require further information.

Sincerely,



Harold E. Morris, P.E., S.E.
President
Morris Engineering, Ltd.

Morris Engineering, Ltd.
2865 Mac Drive
Minden, Nevada 89423

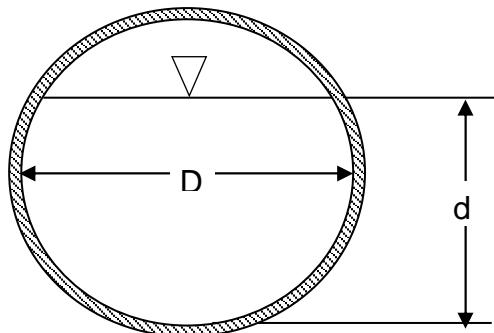
Pipe Open Channel Flow

Design Parameters

Water Flow Depth, d	0.330 feet	=	4.0 Inch
Pipe Inside Dia, D	0.660 feet	=	7.9 Inch
Pipe Slope, S	0.010 ft/ft		
Manning Coefficient, n	0.013		

Flow Conditions (Manning Equation)

Flow Area, A	0.17 ft ²	=	24.63 in ²
Wetted Perimeter, P	1.04 feet	=	12.44 inch
Hydraulic Radius, R (A/P)	0.17 feet	=	1.98 inch
Velocity, V	3.4 fps		$V = 1.486 R^{2/3} S^{1/2} / n$
Discharge, Q	0.576 cfs		$Q = VA$
	258.68 gpm		
	372,501 gal/day		
Percent Full (depth)	50%		d/D





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January 6, 2020

Mrs. Hope Sullivan
Carson City Planning Division
108 East Proctor Street
Carson City, Nevada 89701

Re: Brown Street Apartments – Traffic Project Impact - Special Use Permit
Special Use Permit Application – LU2019-0078
3679 & 3689 Gordon Street, 1630, 1636 & 1650 Brown Street
Assessor Parcel Numbers: 008-303-15, -16, -21, -36, -37, & -39

Dear Mrs. Sullivan:

Pursuant to the Institute of Transportation Engineers, Trip Generation - 10th Edition, a typical Mid-Rise Apartment, General Urban/Suburban (Category 221) will generate approximately 5.44 daily vehicle trips per unit, .36 Weekday AM peak hour (26% in, 74% out) and .44 Weekday PM peak hour (61% in, 39% out) vehicle trips per unit. An eighty-one (81) unit apartment in the development is expected to produce a total of 441 daily trips to the site. The peak hour traffic is estimated at 30 vehicles for the weekday peak hour AM and 36 vehicles for the weekday PM peak hour trips.

These values are below the threshold 500 end trips or 80 peak-hour trips requiring a traffic impact study pursuant to Section 12.13.1 of the City's Development Standards.

Please call us should you have any questions or require further information.

Sincerely,



Harold E. Morris, P.E., S.E.
President
Morris Engineering, Ltd.



MORRIS ENGINEERING, LTD.

2865 MAC DRIVE, MINDEN, NV 89423
(775) 392-1384 WWW.MORRIS-ENGR.COM

January 6, 2020

Mrs. Hope Sullivan
Carson City Planning Division
108 East Proctor Street
Carson City, Nevada 89701

Re: Brown Street Apartments – Stormwater Project Impact - Special Use Permit
Special Use Permit Application – LU2019-0078
3679 & 3689 Gordon Street, 1630, 1636 & 1650 Brown Street
Assessor Parcel Numbers: 008-303-15, -16, -21, -36, -37, & -39

Dear Mrs. Sullivan:

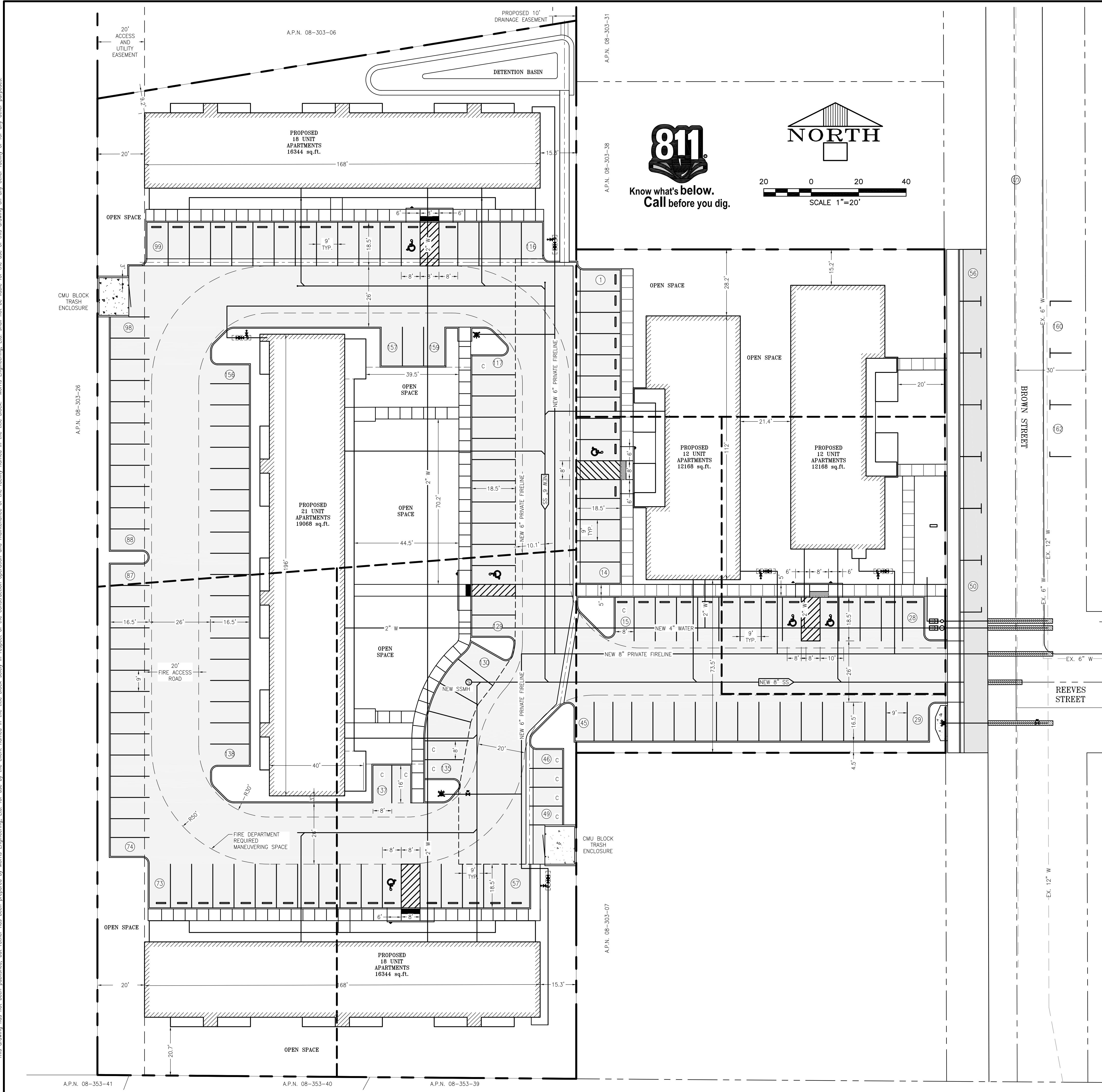
The site is currently undeveloped and contains sage brush, grasses and weeds. The site naturally slopes to the north and runoff sheet flows and collects in shallow ditches on the east side of the parcel. The shallow channels flow along the east edge of parcels 008-303-06 & -19 and ultimately drains to the roadside ditch at Gordon Street where it enters the storm drain system through a flared concrete pipe under the adjacent sidewalk. The project owner is seeking a drainage easement from the owners of the adjacent parcels to the north. The excess runoff created by the developed areas will be stored in a detention basin on the northeast corner of the proposed development and flows for the design storms will be metered to predeveloped flows as required by the Carson City Development Standards. No additional improvements or upgrades to the city storm drain system are anticipated.

Please call us should you have any questions or require further information.

Sincerely,



Harold E. Morris, P.E., S.E.
President
Morris Engineering, Ltd.



SITE INFORMATION:

ADDRESS: 1630 & 1636, 1650 BROWN STREET
 CARSON CITY, NEVADA 89701
 A.P.N. 08-303-15, -16, -21, -36, -37 & -39
 ZONING: GENERAL COMMERCIAL & MULTIFAMILY
 APARTMENTS (MFA), BROWN STREET SPA

PARKING TABULATION

PARKING REQUIRED:
 UNIT TYPE MULTIFAMILY DWELLINGS 81 UNITS @ 2 SPACES PER UNIT 162 SPACES
 TOTALS 162 SPACES REQUIRED BY CARSON CITY DEVELOPMENT STANDARDS
 PARKING PROVIDED:
 49 OFF-STREET STANDARD SPACES
 10 ON-STREET STANDARD SPACES (PERMITTED BY BS-SPA)
 6 ACCESSIBLE PARKING SPACES (IBC TABLE 1106.1)
 6 ACCESSIBLE PARKING SPACES (4 VAN ACCESSIBLE)
 TOTAL PARKING PROVIDED = 162

OPEN SPACE CALCULATIONS:

OPEN SPACE AREA REQUIRED: 81 UNITS @ 250 SF PER UNIT 20,250 SF
 OPEN SPACE AREA PROVIDED: 23,595 SF

DENSITY CALCULATIONS:

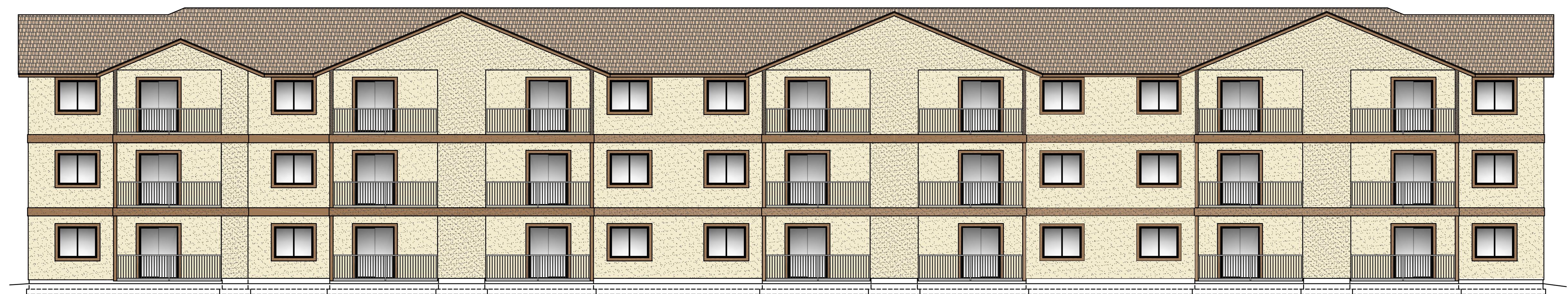
TOTAL LOT AREA: 120,622 SF/81 UNITS = 1489 SF/UNIT > 120.622 SF
 DENSITY: 120.622 SF/UNIT > 908 SF/UNIT
 > 1127 SF/UNIT

NOT FOR CONSTRUCTION - SUP APPLICATION

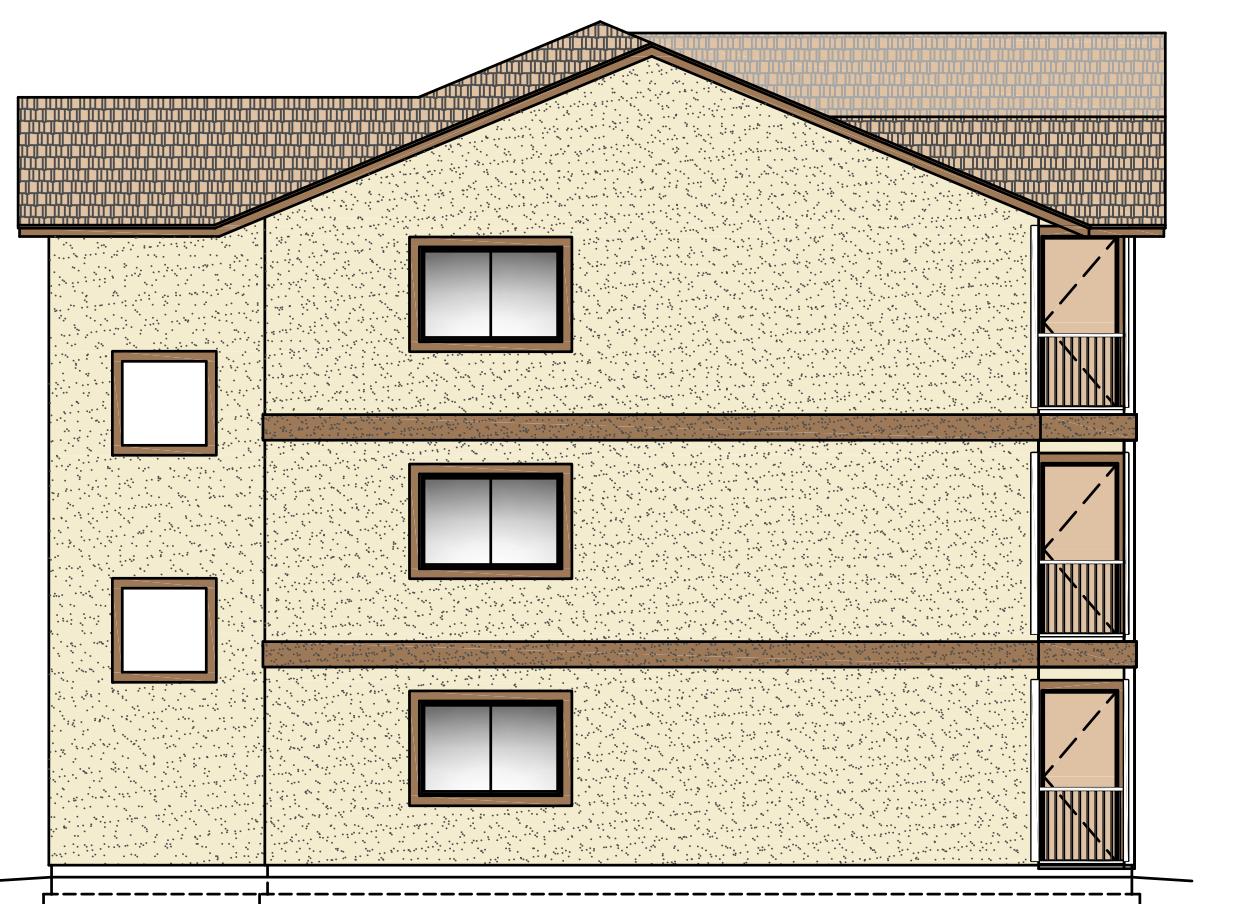
MORRIS ENGINEERING, LTD.
 Civil and Structural Engineering
 2865 MAC DRIVE, MINDEN, NV 89423
 PHONE (775) 392-1384
 WWW.MORRIS-ENGR.COM

MILLARD REALTY & CONSTRUCTION
PRELIMINARY SITE PLAN

Sheet C1
 JOB # 191001
 DESIGN BY: HEM
 DRAWN BY: HEM
 CHECKED BY: HEM
 DATE: 11-18-2019
 FILE: 191002MN.dwg

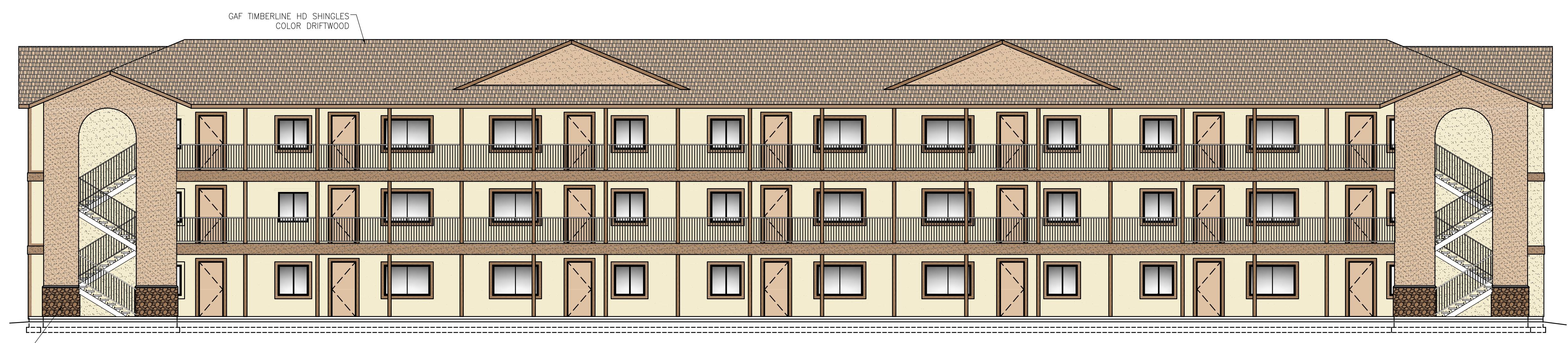


REAR ELEVATION (21-UNIT)

SCALE: 1/8" = 1'-0"
18-UNIT SIMILAR

TYPICAL SIDE ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION (21-UNIT)

SCALE: 1/8" = 1'-0"
18-UNIT SIMILAR

NOT FOR CONSTRUCTION - SUP APPLICATION	
1	2
3	4
5	6
Rev. No.	
MORRIS ENGINEERING, LTD. Civil and Structural Engineering 2865 MAC DRIVE • MINDEN, NV 89423 PHONE (775) 392-1384 www.morris-engr.com	
Jan 05, 2020	
Sheet A1	
JOB # 191001	
DESIGN BY: HEM	
DRAWN BY: HEM	
CHECKED BY: HEM	
DATE: 11-18-2019	
FILE: 191002ELV.dwg	