



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180 – Hearing Impaired: 711
planning@carson.org
www.carson.org/planning

MEMORANDUM

Planning Commission Meeting of July 28, 2021

ITEM 13.D

TO: Planning Commission

FROM: Heather Ferris
Planning Manager

DATE: July 27, 2021

SUBJECT: LU-2021-0218 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow for a 52-unit attached single family residential development on 3.45 acres zoned Neighborhood Business Planned Unit Development (NB-P), located at 1147 W College Parkway, APNs 007-462-16 and 007-462-17.

Since the release of the packet, Public Works staff has reviewed the calculations related to the pro-rata share for upsizing the sewer and propose the following modifications to condition 19. New wording appears bolded and underlined. Proposed deleted language appears with a strikethrough.

19. The developer shall enter into an agreement to pay it's pro-rata share of the cost to improve approximately 1,135 feet of 12 inch sewer main which is currently at capacity in College Parkway between Imperial Way and Granite Way. The pro-rata share for this development is ~~4.6~~ **2.17** percent and is not to exceed ~~\$9,600~~ **\$12,253**.

Staff recommends the following motion:

"I move to recommend approval of Tentative Subdivision Map SUB-2021-0215 to the Board of Supervisors based on the ability to make the required findings and subject to the conditions of approval included in the staff report amended in staff's memo dated July 27, 2021."

Christie Overlay

From: M M <mike.627@hotmail.com>
Sent: Thursday, July 22, 2021 9:03 AM
To: Planning Department
Subject: 2021-0215 For Possible Action 1147 W College Parkway Re-zone

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

To Carson City Planning Commission,

I would like to voice my opposition to placing 52 units at this location. This is not consistent with the Silver Oak Community as the rest of the community is populated with single family stand-alone homes. Based on your provided map and comparing the parcels vs. an area of approximately the same size (Gentile Ct) there should be 11-14 single family homes on these combined parcels not 52. I would not call placing 52 units a responsible growth option for this location. 11-14 homes consistent with the rest of Silver Oak would be a responsible and acceptable option for this location.

The applicant is asking for a setback variance that is one-third what is required. I assume these setback distances were put in place for a reason and reducing the requirement by two thirds seems to be extreme and not in keeping with the intentions of setback distances. It just feels like the applicant is trying to squeeze as many building units into this location as possible. Please prioritize responsible planning over money. Again, this is not responsible growth nor is it in keeping with the design and build out of the rest of the area.

This may just be semantics but calling these units attached single family homes is misleading. These units are much more similar to apartments or condominiums than they are to houses. Again, this does not fit with the rest of the Silver Oak Community and quite frankly does not belong in this development.

Please reject this proposal and ask the applicant to provide a plan that is consistent with all current development within the Silver Oak community.

Respectfully,

Michael E. Moriarty

Christie Overlay

From: Robert Speicher <SPIKR55@msn.com>
Sent: Thursday, July 22, 2021 8:53 AM
To: Heather Ferris; Robert Speicher; Tom Cotton; Jerry and Nicole; Dave Gould; Gary Hunter; Bill Fletcher; Donald & Debbie Audet; Jim Bathgate; Ken & Vicki Pearson
Subject: Townhouses

Follow Up Flag: Follow up
Flag Status: Flagged

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Mrs. Ferris

Writing to object to the High Density Town Houses on Collège Parkway. There is an extreme amount of traffic on this road due to the Collège. The High Density Town Houses do not fit in this location. How about next to your House. This is a lame idea undoubtedly fueled by monetary greed.

Bob Speicher 2581 Fern Mesdow Circle
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Christie Overlay

From: Scott M <mcmunsons@gmail.com>
Sent: Thursday, July 22, 2021 2:01 PM
To: Planning Department
Subject: Objection to Development At 1147 W College Parkway- APNs 007-462-16 and 007-462-17

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

To Carson City Planning Commission,

I write to you today to relay my strongest objection and opposition to the planned development of 52 homes at the proposed location on the corner of College Parkway West and Oak Ridge. (1147 W College Parkway- APNs 007-462-16 and 007-462-17)

Up to this point there has been a consistent development style within the Silver Oak Community and what many of us felt was an implicit understanding that this would be a higher end neighborhood for single family homes on a golf course.

Had the developer chosen to continue the trend of the smaller size patio style homes consistent with what they just got done building on the south and east side of John Mankins Park there would have been little to no opposition from the neighborhood. Those homes are consistent with what we all expected when investing significant portions of our livelihoods into one of the top 3 developments in Carson City.

This development was not done by Lennar, or KB homes. This community was built on face to face relationships with a small local developer who gave us all an expectation of what kind of area we would be moving into. What we are seeing now is nothing other than a last grasp for cash because the land has dried up and housing prices are at a premium. I understand and appreciate that people want to make money. I understand that the city wants it's tax revenue and more is generally better, however I hope people don't look at short term gain at the expense of long term community health and trust in the city planners and local builders. So much of what happens in this town is based upon relationships and trust. What's being proposed is none other than a betrayal of the type of development that we have all been led to believe we are going to be living in.

There has also been no explanation given to the owners in our community on how this additional traffic flow and huge population influx and density will affect us. There are a few things to consider.

1) When College is in session, the traffic on College Parkway west is very heavy from roughly 4-7 PM when students are going to and from school. You are also talking about adding 52 new homes in there which could bring over a hundred new cars traveling our small 1 lane road during peak hours adding to an already congested area. We haven't even felt the full effect yet on College Parkway West because many of the homes on Red Leaf are still under construction which will further add more traffic.

2) You are putting the heaviest population density which will bring the most traffic right next to a park where kids are oftentimes using the crosswalks, and sometimes riding bikes in the streets etc... There are birthday parties nearly every weekend and the park is already full most all the time on weekends. By adding 52 homes you cannot tell me that adequate parking is going to be available for people who are going to be entertaining. It will invariably overflow to the few parking spots at the park further making it difficult to access for the current residents. Not to mention cars will be putting kids at risk constantly moving in and out of the high density community.

A few other things to consider:

- If the community was appropriately sized for the space, you would not need to apply for a variance in order to build right up against the fences circumventing the 30 foot rule.
- Regardless of the legality of the project, it is totally unethical. The developer is looking to capitalize on the inflated property values that we have all made possible with our investment into this neighborhood and now they are going to be used to springboard into high priced high density living on the last parcels in our neighborhood. The developer is going to damage values in our area by placing a completely inappropriate development based upon the rest of our neighborhood. The Developer doesn't have to care anymore either. They got our money and won't be building anymore near us so there is no longer a need to maintain the facade of developing a high end single family home community or worry about future sales near us or damaged reputation.
- Additionally, it is not really accurate to call the development "single family homes." We have been told this project is most closely aligned with the Mills Landing Project off hwy 50 and that is a style of development that does not belong in Silver Oak. They are loud because they are built vertical. The space is incredibly limited and will spill over into surrounding areas. Lastly the 3 story style of construction is going to be taller than any other home in the silver oak community.
- This is going to be the first residential development people are going to see when heading up College Parkway West. Is this really the first impression we want to give to a neighborhood chock full of near million dollar homes?
- How can the post below from [76332 \(carson.org\)](http://76332.carson.org) not be argued to have a detrimental effect on property values or traffic

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity;

The subject property is surrounded by single family residences, John Mankins Park, a senior living facility, and the golf course to the south. The project proposes a single family attached product, providing a transitional use between the commercial use (senior living facility) and the residential uses. The proposed use is consistent with the existing neighborhood and will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood. While the applicant is also seeking a variance from the 30-foot setback along the common property line with John Mankins Park, the proposed single family residential use is compatible the Park. Moreover, the proposed setback of 10 feet will be in keeping with the setbacks from the park for other homes in the area.

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

As proposed and conditioned, the project will have little or no detrimental effect on vehicular or pedestrian traffic. The applicant has provided a traffic memo outlining the estimated trips, based on the ITE Trip Generation Manual. The project is anticipated to generate approximately 305 daily trips with an AM peak of 23 trips and a PM peak of 28 trips. This is below the threshold for a full traffic analysis. The project will be required to install a curb ramp, meeting current ADA standards, must be installed at the intersection of College Parkway and Oak Ridge Drive.

In closing, this plan should be summarily rejected and the developers should be advised to remain consistent with the type of developments they have done up to this point.

Thank you for your consideration.

Scott Munson

Heather Ferris

From: David Gould <davidhgould@yahoo.com>
Sent: Thursday, July 22, 2021 12:18 PM
To: Robert Speicher
Cc: Heather Ferris; Tom Cotton; Jerry and Nicole; Gary Hunter; Bill Fletcher; Donald & Debbie Audet; Jim Bathgate; Ken & Vicki Pearson
Subject: Re: Townhouses

Follow Up Flag: Follow up
Flag Status: Flagged

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I concur. Silver Oak has already been compromised by the lack of infrastructure. Relaxed set backs from 30' to 10' and no traffic studies are simply irresponsible and reek of the developers greed.

Sincerely

David H Gould. Homeowner

Cheers

On Jul 22, 2021, at 5:53 AM, Robert Speicher <SPIKR55@msn.com> wrote:

Mrs. Ferris

Writing to object to the High Density Town Houses on Collège Parkway. There is an extreme amount of traffic on this road due to the Collège. The High Density Town Houses do not fit in this location. How about next to your House. This is a lame idea undoubtedly fueled by monetary greed.

Bob Speicher 2581 Fern Mesdow Circle
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Christie Overlay

From: Heather Ferris
Sent: Thursday, July 22, 2021 3:27 PM
To: Christie Overlay
Subject: FW: Objection to townhouse development plan called Silver Oak at College Parkway

Please print for late material for 13.D, 13.E, and 13.F. Also please save in the e-file.

From: Ron Savino <rsavino9@gmail.com>
Sent: Thursday, July 22, 2021 3:25 PM
To: Heather Ferris <HFerris@carson.org>
Cc: Lori Bagwell <LBagwell@carson.org>; Nancy Paulson <NPaulson@carson.org>
Subject: Objection to townhouse development plan called Silver Oak at College Parkway

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July 22, 2021

Heather Ferris, Planning Manager (hferris@carson.org)

Copies:

Lori Bagwell, Mayor (lbagwell@carson.org)
Stacey Giomi, Supervisor (email via city web site)
Stan Jones, Supervisor (email via city web site)
Lisa Schuette, Supervisor (email via city web site)
Maurice White, Supervisor (email via city web site)
Nancy Paulson, City Manager (npaulson@carson.org)

VIA EMAIL

I am writing to object to the proposed townhouse development called Silver Oak at College Parkway (File LU-2021 -0218; VAR-2021 -0232; SUB-2021 -0215; AGENDA ITEM: 13.D, 13.E, 13.F for the July 28, 2021 Planning Commission meeting.)

1. Although the proposed development appears to meet current city parking requirements, the following two comments indicate that additional attention to the parking situation would be wise.
2. In reality, there is insufficient parking. The garage depth is 20 feet. Double-cab pickup trucks are longer than 20 feet. (For example, see GMC Sierra and Chevy Silverado as just two examples.) As common experience indicates through observation of any public parking lot, such long vehicles are increasingly common. In the proposed development, the owners of these vehicles will, of necessity, try to park in

the “guest” parking spots or they will attempt to park on Oak Ridge Drive or College Parkway. However, note that the “guest” parking spots have a typical depth of 18.5 feet. This means that even a careful driver of such a vehicle will not be able to get the vehicle completely out of the lane of travel on the interior streets in the development by using a “guest” parking space. Note also that there is no other on-street parking available within the development. Each of these issues is cause for public safety (including fire truck movement) concerns.

3. In any case, the garages will not be able to accommodate two vehicles as a practical matter. The development consists of three bedroom units. Owners in such developments often want to avoid the hassle of exterior home maintenance so that they can enjoy their free time more easily. This means many toys (adult and child toys) are stored in the garage for use, for example, during evenings and weekends. In addition, it would not be unusual for owners to have other possessions that end up being stored in the garage. As a result of these common situations, the owners will again be forced to look for vehicle parking elsewhere, including in the “guest” parking spots, public city streets or even the John Mankins Park visitor parking area.
4. The proposed relief for the setback from John Mankins Park is not *de minimis*. Such a large variance (from a 30 foot setback to a 10 foot setback) should not be granted. While a developer is always permitted to attempt to build in a way to maximize his return, it is unreasonable to expect major variances to the city requirements be approved to accomplish that goal. The planning documents are dismissive of this major change (see items 7b and 7c, among others.) It is a bit disingenuous to compare the setback relief granted to single family homes on Drysdale Court, which backs up to the outfield of the park’s ball field, to the proposed setback of the townhomes, which will be immediately adjacent to the basketball and tennis courts.
5. A solution exists by deleting units 35, 38, 45, and 48 from the development. At a minimum this would permit larger “guest” parking spaces and eliminate the need for a major setback variance from John Mankins Park. It might also permit additional “guest” parking spaces to be provided. No doubt, some clever engineering and architectural work might provide even more ingenious solutions to these concerns.

Thank you for your time and consideration.

Ron Savino
2556 Simons Ct
Carson City 89703

rsavino9@gmail.com

Christie Overlay

From: Gail Scoville <weezerscoville@gmail.com>
Sent: Sunday, July 25, 2021 5:20 PM
To: Planning Department
Subject: Subject 2021-0215

Follow Up Flag: Follow up
Flag Status: Flagged

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

To the Planning Division:

I do hope you'll re-consider approving the variances and setback to the proposed 52 lots/townhomes at Subdivision Map known as Silver Oak @ College Parkway. As a homeowner in the Silver Oak Community and close proximity to the project, our concerns are:

**** Traffic Impact:** No traffic study is proposed and none has been done. This project would significantly add to the already congested College Parkway due to the College Campus and use from the contractors/their employees on a daily basis.

**** Inconsistent Construction:** Townhomes do not blend in with existing single family homes in the Silver Oak Community and could potentially lower property values in the surrounding area.

**** Increased usage of an already crowded John Mankins Park with a 10' setback is WRONG**

**** Will this be a part of the Silver Oak Community HOA? Who will be responsible for the outside maintenance of this TOO large development? We the homeowners at Silver Oak are responsible for our maintenance!!!**

**** Too close to Sierra Place, an assisted living facility (noise, thefts)**

This project does not belong in this neighborhood (NIMBY) Please, again, do not allow this project to go through at this location, and don't approve the variances and setback.

Regards,
Gail Scoville, Resident

Christie Overlay

From: M M <mike.627@hotmail.com>
Sent: Saturday, July 24, 2021 9:33 AM
To: Planning Department
Subject: Questions and comments for proposed Silver Oak Town Homes

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

What type of HOA's will be set up if this apartment type complex is built?

The proposed multifamily buildings are required to have a private road and water main so the HOA's certainly should not be folded into the existing HOA for Silver Oak since they are all stand-alone single-family homes. This proposal is not similar to the rest of Silver Oak in any way. A letter sent out by Lanturn Investments signed by Mark Turner stated "This project will have no impact on the Silver Oak HOA as it will have its own property owners association to care for its buildings and grounds. Please contact Silver Oaks HOA manager for further information." My neighbor reached out by email Thursday, July 22 and this was the response- "I don't know that the project on the corner would be part of Silver Oak, it will most likely be a separate association."

The HOA manager has always been very cooperative and responsive whenever we have contacted her about anything so it appears there is nothing in place at this time. So, for those of us that don't do this for a living it is a concern not a formality.

The water system must be private -

What is the requirement for funds being set aside to repair or to improve this water system when issues arise?

What is the time line requirement to make such repairs?

page 540 - "Will be consistent with the objectives of the Master Plan Elements"

So, the city master plan over rides the Silver Oak development that is currently all single family detached homes of medium density?

page 540 - "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"

I disagree with this statement - apartment/condo type buildings will affect economic value of the surrounding single-family homes. You can call them "luxury town-homes" but just go look at Mills Landing. This is not in line with the rest of the Silver Oak community.

This type of build out does not preserve the character and integrity of adjacent development. Again, Silver Oak is all detached single-family homes. If this project is rubber stamped, then at the very least it should not be called part of Silver Oak. It is not the same foot print as the rest of Silver Oak and the vast majority of people who purchased homes in Silver Oak did so with the understanding that it is a detached single family home development not one that includes multifamily dwellings.

I also take issue with the fact that 60 property owners within 600 feet were notified and at the time of this report no public comments were received.

This affects all Silver Oak homeowners not just those 60 within 600 feet since it is not consistent with the rest of Silver Oak development.

When was the notice received in the mail by the 60 property owners in comparison to when this report was produced?

Obviously, this report was written by people who have given their opinions based on Carson City's pro-growth or some type of other interest financial or otherwise to push this project through. This does not align with the rest of Silver Oak plain and simple.

A letter was left on some Silver Oak residents' door steps on letter head from Lanturn Investments. In response to an anonymous letter from "concerned citizens"

Mark Turner stated that as currently zoned among other things that could be built on these parcels are a gas station, car wash, liquor store etc. Point well taken however since the numerous buildings just a few hundred feet away on the corner of North Carson and West College Parkway have been mostly vacant for years it wouldn't make much sense to build any of these businesses just down the street. He went on to state on the last page of the letter, in part, "opposing this project could give way to some already approved use that would be very incompatible with surroundings." This seems like a scare tactic. Nowhere in this letter did he offer any other options like single family detached homes consistent with Silver Oak.

Mr. Turner also stated he has lived in Silver Oak since 1996 and his interest and concern are long lived and ongoing. I would have to say if this is in fact true Mr. Turner would develop this property consistent with the rest of Silver Oak and build single family detached homes. This is what I would respectfully ask be done with this property. Silver Oak is a wonderful neighborhood/development please don't change its footprint.

Regards,

Michael E. Moriarty

Heather Ferris

From: Heather Ferris
Sent: Thursday, July 22, 2021 3:27 PM
To: Christie Overlay
Subject: FW: Objection to townhouse development plan called Silver Oak at College Parkway

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July 22, 2021

Heather Ferris, Planning Manager (hferris@carson.org)

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Thank you for your time and consideration.

Ron Savino
2556 Simons Ct
Carson City 89703
rsavino9@gmail.com

Heather Ferris

From: Henk Keukenkamp <hkeukenkamp@scopeit.com>
Sent: Friday, July 23, 2021 12:37 PM
To: Heather Ferris
Cc: Jolanda Driessen; Henk Keukenkamp
Subject: Questions/Comments for public hearing

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

Heather,

I have the following question/comments for the 52 unit new town homes public hearing on 7/28. I will be out of town that day and unfortunately not be able to attend the meeting.

- 1) Why are we building 52 units of town homes on a 3 acre lot vs. building homes? What's a normal density for these kinds of properties?
- 2) Has the planner thought about the devaluation of surrounding properties? What will be done to avoid this? For example, dense trees and landscaping to off-set this from the view. Not connecting to Oak Ridge Drive. Building speed bumps, etc.
- 3) While we appreciate that the builder will make a large amount of profit on 52 unit town homes, given the current market building homes on the said property will sell quickly as well. Possibly at slightly less profit, but leaving our neighborhood intact? Is the planner willing to consider this?
- 4) Are the townhomes planned to be rental properties, or are they for sale? What will the average rent be? What will the average price be? This will determine the demographic attracted to the neighborhood.
- 5) Why would a reduction in set back be considered. I recommend we leave the set back since this will be encroaching on the Silver Oak community housing and make the development more visible. Instead consider building less units and using the setback to plant large trees.
- 6) I live on Oak Ridge Drive, how much additional traffic will the development cause? It seems a lot since there are more units on the 3 acres parcel than in the whole Oak Ridge street.

- Is the builder planning to implement speed bumps on Oak Ridge to slow traffic down?
- Are there alternate routes that can be developed, instead of connecting to Oak Ridge Drive?

7) What will be done to keep this in line with current Silver Oak HOA rules?

Summary: I'm against the current plans. Town homes are not inline with the neighborhood and surrounding properties. The additional 52 units add likely 100 more vehicles to the area and increase traffic and speeding. There is no reason to allow a reduction in setback, less units would be a better option. I'm in favor of the planner to build single family homes on the property.

Regards,
Henk Keukenkamp
hkeukenkamp@scopeit.com
760) 799-5645

Christie Overlay

From: Heather Ferris
Sent: Monday, July 26, 2021 10:42 AM
To: Doug and Nona Peachey; Planning Department
Subject: RE: Subject: Questions for the Public Hearing Silver Oak, 1147 W College Parkway on 7/28/2021

Your email has been received and will be forwarded to the Planning Commission for consideration.

From: Doug and Nona Peachey <dougandnona@gmail.com>
Sent: Monday, July 26, 2021 9:04 AM
To: Planning Department <planning@carson.org>; Heather Ferris <HFerris@carson.org>
Subject: Subject: Questions for the Public Hearing Silver Oak, 1147 W College Parkway on 7/28/2021

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

My questions are focused on the consequences of the **SETBACK** variance and the **HIGH DENSITY CONSTRUCTION** proposal because this combination is inconsistent with the pre-existing homes in Silver Oak. I hope that the beauty, desirability and quality of life of Silver Oak will continue for decades.

Density of Traffic

1. What assumptions were used in determining the increase in traffic as a result of this proposed project?
2. Were all projects ("approved but unconstructed" and "incomplete construction") throughout the area taken into consideration? (Examples include Red Leaf, Bluebird, White Hawk, Silver Lake, Sienna, etc)
3. When was the last comprehensive traffic analysis conducted? (ie. not based on one small approved project at a time using a chart)
4. Will the attractive, tree lined medians have to be removed to accommodate increased traffic into/out of the project?
5. What occupancy assumptions (for the proposed project) were considered in determining the traffic flow? Due to the college proximity, these units will be ideal for up to 8 college students to occupy one unit with 8 cars among them.

Density of People, Parked Cars, Pets

6. Why is this proposal requesting a variance for the setback on the park borderline? Is it simply to accommodate the maximum number of building units?
 7. If the City has setback requirements, why are the variances agreed upon in the Staff Report from the Planning Dept? It appears easy to obtain these variances.
 8. How many cars are estimated for each unit? Are the proposed garages wide enough to accommodate two commonly driven SUVs and trucks?
 9. How will 35 overflow parking places for residents, guests and large vehicles be sufficient when there is no parking on W. College Parkway or Oak Ridge Drive? What were the assumptions?
 10. Will the HOA limit and enforce the number of non-family adults to inhabit each unit? What will that number be?
 11. Will the HOA restrict and enforce vacation rentals, long term rentals, academic rentals?
 12. Will dogs be allowed? With the lovely park next door, it could become a de facto dog park, making it less desirable for other park activities.
 13. What type of barriers will be provided between the proposed development and the John Mankin Park so that the park doesn't become the residents' backyard?
-

14. Will it be a separate HOA or will it be a part of Silver Oak? If a part of Silver Oak, how will this project's shared exterior and private road expenses be handled? Will the HOA and CCRs be created and available for review prior to a recommendation to the Board of Supervisors?

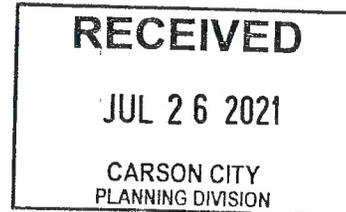
Possible Solutions without Setback Variance while maintaining the Silver Oak quality

- A. Single family homes with comparable footprints consistent with pre-existing homes
- B. Medium density construction consistent and compatible with pre-existing homes
- C. If High Density construction, reduce the number of buildings and/or occupants/unit, increase parking and green space. Conduct a thorough and independent traffic analysis taking into consideration fully occupied and constructed properties (Red Leaf, White Hawk, Bluebird, Silver Lake, Sienna, etc.) and a realistic estimate of occupancy in the proposed project.

Thank you in advance for your time, effort and consideration,
Nona Peachey

July 25, 2021

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701
Email to: HFerris@carson.org



Dear Commissioners:

I have reviewed the Roseview Townhouse tentative map layout and wish to voice my support for this infill development in Carson City. This project will preserve the residential nature of Silver Oak and prevent the development of less desirable and less compatible uses allowed under the current Neighborhood Business zoning of this parcel.

As a Silver Oak resident who lives nearby I am hopeful that you will approve this project as it will also add to the number of watchful eyes that are trained on Mankins Park and its users. The development of Silver Oak Phase 21 on the south and east sides of the park helped to reduce the amount of unwanted conduct at the Park since its construction.

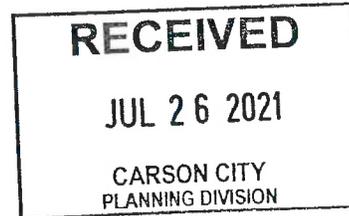
We are hopeful that the construction of residential rather than commercial to the north of the park will further help to reduce incidences of inappropriate conduct in this area of what is a small neighborhood park that appeals to family users.

Regards,

A handwritten signature in black ink, appearing to read "Ted Matuszewski".

Ted Matuszewski MD
Siena Drive, Silver Oak

July 25, 2021



Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701
Email to: HFerris@carson.org

Dear Commissioners:

I have reviewed the Roseview Townhouse tentative map layout and wish to voice my support for this infill development in Carson City. This project will preserve the residential nature of Silver Oak and prevent the development of less desirable and less compatible uses allowed under the current Neighborhood Business zoning of this parcel.

As a Silver Oak resident who lives nearby I am hopeful that you will approve this project as it will also add to the number of watchful eyes that are trained on Mankins Park and its users. The development of Silver Oak Phase 21 on the south and east sides of the park helped to reduce the amount of unwanted conduct at the Park since its construction.

We are hopeful that the construction of residential rather than commercial to the north of the park will further help to reduce incidences of inappropriate conduct in this area of what is a small neighborhood park that appeals to family users.

Regards,

Wayne and Carol Baker
1600 Silver Oak Drive

July 27, 2021

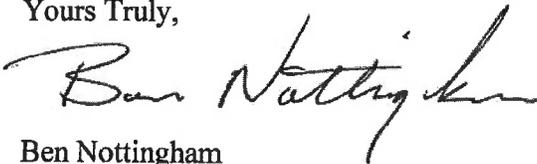
Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701

Dear Commission Members:

My wife and I purchased our new home on Oakridge a few years ago. We recently became aware of the proposed zoning change for the parcel just adjacent to our home. We are in full support of this proposal as we feel it will be a much better fit than what the current zoning allows for. We are confident that the quality of the proposed project will only enhance our neighborhood because the builders are locally invested and take pride in their product.

Any type of business use on that parcel just doesn't fit. Therefore, we strongly encourage you to approve the zoning change before you.

Yours Truly,

A handwritten signature in black ink that reads "Ben Nottingham". The signature is written in a cursive style with a large, prominent initial "B".

Ben Nottingham
2888 Oakridge
Carson City NV, 89703

July 26, 2021

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701

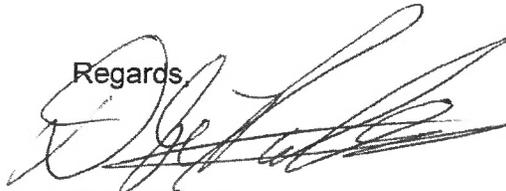
Dear Commissioners:

I have reviewed the proposed townhouse layout and wish to voice my support for this infill development in Carson City. This project will preserve the residential nature of Silver Oak and prevent the development of less desirable and less compatible uses allowed under the current Neighborhood Business zoning of this parcel.

As a Silver Oak resident who lives at 1102 Drysdale Court, directly adjacent to the proposed project, I am hopeful that you will approve this project as it will add to the number of watchful eyes that are trained on Mankins Park and its users. The development of Silver Oak Phase 21 on the south and east sides of the park helped to reduce the amount of unwanted conduct at the Park since its construction.

We are hopeful that the construction of residential rather than commercial to the north of the park will further help to reduce incidences of inappropriate conduct in this area of what is a small neighborhood park that appeals to family users.

Regards,

A handwritten signature in black ink, appearing to read 'Doyle Katafias', written over a horizontal line.

Doyle Katafias
Silver Oak Resident

From: normensminger@aol.com
To: [Heather Ferris](mailto:hferris@carson.org)
Subject: Public Hearing on July 28, 2021 To discuss LU-2021-2018
Date: Tuesday, July 27, 2021 12:44:04 PM

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

To: Heather Ferris
hferris@carson.org

Ref: Public Hearing on July 28, 2021
12:43 pm
To discuss LU-2021-2018

July 27, 2021 @

Variance Discussions for 52 Townhomes on 3.45 acres in the Silver Oak Subdivision.

As a resident of the Silver Oak Subdivision and having reviewed the proposed variance changes being proposed, I have the following concerns:

- <!--[if !supportLists]-->1. <!--[endif]-->**Congestion:** Currently there is already a high volume of vehicle exposure to the park playground with small children moving around the cars that are parked at an angle. Adding 200 more vehicles having to transit that small area will increase the potential for an accident involving people using the park.

- <!--[if !supportLists]-->2. <!--[endif]-->**Setback variance:** Allowing the change from 30 foot to 10 foot setback to the park will create a very narrow path that will entice persons to use it as a secluded area to engage in possible criminal activity and possibly invite trash collecting by the park. This variance change should not be allowed.

- <!--[if !supportLists]-->3. <!--[endif]-->**Townhouse appearance:** What are the HOA maintenance rules and costs that are planned for these units? The current Silver Oak HOA Members, will not accept a major increase in fees to manage the maintenance on these townhomes.

Routinely, homeowners of townhomes, eventually covert them to renters, who do not have the same "pride of ownership" as an owner. There are many examples in Reno of townhomes, after a few years, of yards are not kept up. Individual units get painted different colors within the same building. Some add awnings, while others don't. All of this will have a negative impact on surrounding home values. It is different with apartments, because you have on-sight managers to keep the appearance consistent which keeps the complex value high.

- <!--[if !supportLists]-->4. <!--[endif]-->**Lot Size:** With a very small lot size of only 1,237 sf (or 0.028 of an acre) and a potential home and garage foot print of approximately 1,034 sf, that would leave only 202 sf of yard space. This will force the children to

move into the street to have room to play. Again not a safe proposal.

As a summary, these variance requests should be denied any the current lot be kept for future commercial use. An additional senior care center would be a better use of this space. Not changes which will decrease Silver Oak homes values, thus decreasing future property taxes.

Norman Ensminger
2041 Shadow Brook Ct (Silver Oak Subdivision)
Carson City, NV 89703

From: [Nelson Neiman](#)
To: [Planning Department](#)
Subject: 2921-2015 For Possible Action
Date: Monday, July 26, 2021 5:25:07 PM

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

Kim and Nelson Neiman
3021 Sarratea Drive
Carson City, NV 89703

We reside in the Park Place development in Silver Oak and support the proposed development.

We lived at 3233 Harvard Drive for 25 plus years and watched Silver Oaks being developed from its inception. Thanks to its wise and beautiful development, our home in University Heights had more than doubled in value before we sold it in 2018. Thank you Garth Richards. Mark Turner and Sam Landis.

We were the first purchaser of a lot in Park Place (Silver Oak Phase 21), and did not select one of the properties near the proposed luxury townhome project because it was zoned Neighborhood Business.. We feared the uncertainty of how it could be developed under that zoning and harm the value of our new residence. Our decision was a wise one; and over the sat three years we have watched our home in Park Place increase substantially in value. Our son, who is an officer with the largest home builder in Northern Nevada, has commented on the quality of both our home and all of Silver Oak. I have no doubt the same will be true of the proposed project.

The traffic on both Silver Oak and College Parkway is minimal; and both roads can certainly handle any increased traffic.

Mankin Park will welcome more use. Values here will continue to go up. And the developers, including Garth Richards who still lives here, will make sure this addition is one of which we are all proud.

We were here when Silver Oak was roamed by coyotes, We are proud to be part of it as it is now and look forward to the addition of this development.

Nelson K Neiman
Consultants Network Inc.
Cell: 775.220.2752
nkneiman@cs.com

Heather Ferris

From: Jerry Cinani, M.S. <jcinani@scncounseling.com>
Sent: Monday, July 26, 2021 4:20 PM
To: Heather Ferris
Subject: townhouse proposal for parcel bordered by Oak Ridge Dr.. and College Prkwy, carson city

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

Good afternoon,

I am a resident on Oak Ridge Dr. across from the park, and I have some concern about excessive traffic congestion from the above proposal. In the documents submitted to the planning dept., the developers provided a traffic memorandum citing an estimated am and pm trips for the residents of the townhouses. They cited peak trips of 23 AM and 28 PM out of a total of 305. However, the location would have 52 units and considering one working adult per unit would indicate at least 52 trips in AM and a similar PM trip number. This amount of additional traffic seems excessive and would create congestion in this small area. Also, an exit onto Oak Ridge Dr. would extremely detrimental to traffic patterns when the park is busy. The section of street between the park and the intersection is used for parking by people at the park. The park oftentimes is very busy due to the facilities available there, i.e., baseball field, children's play area, skate board park, basketball courts, tennis courts, and barbeque/eating area. In addition, since there was not a need for a second exit/entry point for the development adjacent to the park, it seems unnecessary to have a second such exit on to Oak Ridge Dr..It is apparent that features of this area warrant a full traffic study prior to approval of the developers proposal.

Jerry M. Cinani

Heather Ferris

From: Cbarnett <chas1956@aol.com>
Sent: Monday, July 26, 2021 4:30 PM
To: Heather Ferris
Subject: Oak Ridge Drive development

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

I live at 2832 oak ridge drive.

My concern is parking for the park and in front of my house. As proposed there would be no parking signs from the park up to College Parkway. I am concerned that this will just move their parking to my side of the street. Suggestion to also have no parking signs from College Parkway to the stop sign on my side also to avoid congestion.

Thanks

Charles Barnett
775-721-1268

Sent from my iPhone



July 25, 2021

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701
Email to: HFerris@carson.org

Dear Commissioners:

I have reviewed the Roseview Townhouse tentative map layout and wish to voice my support for this in-fill development in Carson City. This project will preserve the residential nature of Silver Oak and prevent the development of less desirable and less compatible uses allowed under the current Neighborhood Business zoning of this parcel.

As the General Manager of the Silver Oak Golf Course, a nearby business and adjacent property owner, I am hopeful that you will approve this project as it will also add to the number of watchful eyes that are trained on Mankins Park and its users. The development of Silver Oak Phase 21 on the south and east sides of the park has helped to reduce the amount of unwanted conduct at the Park as well as on our golf course property.

Regards,

Terrie McNutt
Silver Oak Golf Course General Manager

Date: July 25, 2021

RE: Silver Oak Construction

Meeting Date July 27, 2021

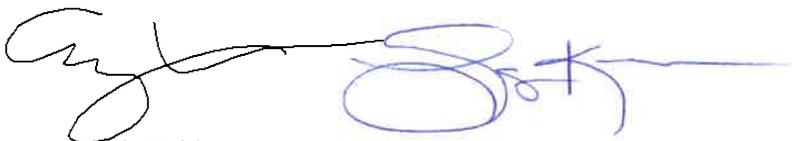
Carson City Board of Supervisors,

My husband, Logan Kuhlman, and myself, Emily Kuhlman, have grown up in Carson City. My husband has lived in Silver Oak since 2003 and in 2020 we purchased our own home within Silver Oak. We were lucky to have gotten into the thriving Carson City market when we did and we are even luckier to have ultimately settled within the Silver Oak community. Not all individuals are able to do so in today's market.

The Silver Oak community and continued construction that the area has, has and will, continue to increase our property value. That is great for us as homeowners, however, the homes being built in the area thus far do not always allow first-time home buyers, or individuals who do not want the yard maintenance, higher bills, etc. that come with the larger homes currently in construction. A new townhome community will give those individuals an opportunity to purchase a home within the Silver Oak community. It will not decrease my property value, it will only diversify the individuals that are able to live in the neighborhood. This in turn allows for additional housing for families who want to be in, what I consider, one of the best Carson City neighborhoods. It will allow new townhome owners to be near a park they might frequently visit, it will allow them to be in a neighborhood with walkability, it will allow them access to great schools for children, and it will allow them to have great access to local healthcare.

Overall, I ask that the Board not only consider the interests of "current homeowners within Silver Oak" but that you also give consideration the future of this community and the diversity that these townhomes would offer to individuals who cannot afford, cannot maintain, or just have different home interests than those of the single-family home currently available. Please let me know if you have any questions.

Thank you,



Emily Kuhlman
775-720-6502
etolda@me.com

Logan Kuhlman
775-722-2847
hondaryder90@aol.com

July 25, 2021

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701

Dear Commissioners:

I have reviewed the Roseview Townhouse tentative map layout and wish to voice my support for this infill development in Carson City. This project will preserve the residential nature of Silver Oak and prevent the development of less desirable and less compatible uses allowed under the current Neighborhood Business zoning of this parcel.

As a Silver Oak resident who lives nearby I am hopeful that you will approve this project as it will also add to the number of watchful eyes that are trained on Mankins Park and its users. The development of Silver Oak Phase 21 on the south and east sides of the park helped to reduce the amount of unwanted conduct at the Park since its construction.

We are hopeful that the construction of residential rather than commercial to the north of the park will further help to reduce incidences of inappropriate conduct in this area of what is a small neighborhood park that appeals to family users.

Regards,



Dale A. Brown

Silver Oak Resident

July 27, 2021

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701

Dear Commission Members:

I am a long-time Silver Oak resident who recently became aware of the proposed zoning change for the parcel on the corner of College Parkway and Oakridge Drive. I am in full support of this proposal as I feel it will be a much better fit than what the current zoning allows for. A neighborhood business just doesn't fit. I am confident that the quality of the Roseview Townhomes will only enhance our neighborhood because the builders are locally invested and take pride in their product.

The open fields and common areas along College Parkway are a fire hazard. I believe that if you approve this project and once it is finished, will be a welcomed addition to our community. Therefore, I strongly encourage you to approve the zoning change before you.

Yours Truly,



Kim Kuhlman
Silver Oak Resident

July 26, 2021

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701

Dear Commissioners:

I am a writing in support of the Roseview Townhouse projected being presented to this Commission. I believe the addition to an upscale townhome development is a much better use of the land than that of a retail business.

It clearly remains in the best interest of Silver Oak community to re-zone this parcel to allow for the construction of the Roseview Townhomes. Please accept this letter as notice of my full support.

Thank you,

A handwritten signature in cursive script that reads "Pat Areias".

Pat Areias
3939 Siena Drive
Carson City NV, 89703

July 25, 2021

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701
Email to: HFerris@carson.org

Dear Commissioners:

I have reviewed the Roseview Townhouse tentative map layout and wish to voice my support for this in-fill development in Carson City. This project will preserve the residential nature of Silver Oak and prevent the development of less desirable and less compatible uses allowed under the current Neighborhood Business zoning of this parcel.

As a Carson City resident who lives nearby on Nye Lane, I am hopeful that you will approve this project as it will also add to the number of watchful eyes that are trained on Mankins Park and its users. The development of Silver Oak Phase 21 on the south and east sides of the park helped to reduce the amount of unwanted conduct at the Park since its construction.

We are hopeful that the construction of residential rather than commercial to the north of the park will further help to reduce incidences of inappropriate conduct in this area of what is a small neighborhood park that appeals to family users.

Regards,

A handwritten signature in black ink that reads "Thomas W. Preston". The signature is written in a cursive style with a horizontal line underlining the name.

Thomas Preston

July 27, 2021

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701

Dear Commissioners:

I was born and raised in Carson City and live adjacent to the park located on Oakridge Drive. I am completely supportive of the proposed townhome project being presented to you tomorrow. If the builder for these townhomes are the same builder that developed Park Place, they build an incredible product and I think Carson City would be fortunate to have them develop that corner lot. I can't imagine having a neighborhood business on that parcel. I have young children that play at the park and I don't want to have to worry about the type of people frequenting the type of business that it is currently zoned for.

I humbly offer my absolute support for the Townhouse project being proposed.

Regards,



Shelby Preston
Lifetime Carson City Resident

July 26, 2021

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701

Dear Commissioners:

I am a resident of the Silver Oak Neighborhood and would like to offer my full support of the proposed Roseview Townhouse project being presented to you later this week. Having town homes on that parcel is a much more fitting use for the land as opposed to a retail business. The developers for the town homes take pride in their work and put great thought into their surroundings so that the end product compliments the existing homes.

By changing the zoning for this parcel from Business to Residential, you will not be disappointed with the end result. I offer my unconditional support for the Townhouse project.

Regards,

A handwritten signature in black ink that reads "Sandra Lea". The signature is written in a cursive style with a large initial "S" and a long, sweeping underline.

Sandra Lea
3951 Siena Drive
Carson City, NV 89703
Silver Oak Resident