



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

## MEMORANDUM

Planning Commission Meeting of December 15, 2021

**DATE:** December 14, 2021

**TO:** Carson City Planning Commission

**FROM:** Heather Manzo, Associate Planner

**SUBJECT:** Item 6.A For Possible Action: Discussion and possible action regarding a request for a tentative subdivision map for a common open space development known as East Robinson Street and North Saliman Road – Blackstone Ranch North to create 137 single family residential lots on a ±41.07 acre portion of a ±78.81 acre site within the Lompa Ranch North Specific Plan Area on property zoned Multi-Family Duplex (“MFD”), Multi-Family Apartments (“MFA”), and General Commercial (“GC”), located west of Interstate 580, north and east of Robinson Street, and south of East William Street, APNs 010-041-39 and 010-041-52.

Based on coordination with the applicant, staff is recommending modifications to conditions of approval for SUB-2021-0399 as described below:

**Condition No. 25** has been deleted as the applicant has demonstrated that the proposed Monroe Street intersection meets distance requirements from other planned or existing intersections.

**Condition No. 30** has been modified to clarify that the necessary easement width for the sewer easement is based upon the pipe depth and the associated benched excavation area to access and maintain the underground sewer infrastructure.

**Condition No. 51** is recommended to be modified and **Condition No. 52** is recommended to be deleted in its entirety as the development standards contained in the Lompa Ranch North SPA Handbook outlines the single-family design and development requirements.

**Condition No. 55** is recommended to be deleted as there are multiple developers within the Lompa Ranch North SPA. Staff will ensure requirements are met at the appropriate time in the development process.

- ~~25. Prior to the issuance of the first site improvement permit, the applicant shall have plans approved that demonstrate the intersection of Robinson Street and Monroe Street has been designed to minimize turning conflicts by aligning the intersection with the entrance of Blackstone Ranch Phase 2, by installing a center median on Robinson Street in front of Monroe Street, or by a similar approved mitigation.~~
30. Prior to the issuance of a site improvement permit, the applicant shall have plans approved that demonstrate the width of the existing sewer easement has been increased to accommodate sufficient width for benched excavation 50 feet wide along its entirety.
51. Prior to the issuance of a site improvement permit, the applicant shall demonstrate that the residential construction will comply with the Lompa Ranch North SPA Handbook standards, including but not limited to, Section 2.2 (Single Family Residential Areas) and 2.4 (Architecture Standards and Guidelines). ~~submit and have approved front architectural elevations and house floor plans for the proposed home masters. A minimum of 3 unique and distinctly different house plans shall be required. At least 2/3rd of the proposed house plans shall include a minimum of five feet of habitable space located in front of the face of the garage. The remaining house plans shall utilize other architectural elements and features as allowed by the SPA Handbook to draw emphasis away from the garage.~~
- ~~52. Prior to the recordation of any final map, the applicant shall demonstrate that:~~
- ~~a) Lot widths shall be varied to provide a mixture of 35 foot wide and minimum 45 foot wide lots along the same side of the street. Grouping of contiguous narrow lots that would cause the same house plan to be placed on adjacent lots shall be prohibited.~~
- ~~b) All corner lots shall be a minimum of 45 feet wide. If a common open space parcel at least 5 feet wide is located between the side property line and the public right-of-way, this requirement shall not apply.~~
- ~~55. Prior to the recordation of the first final map, the applicant shall coordinate with staff to develop a plan for the tracking of approved or recorded residential units and C of O's for the properties within Lompa Ranch North SPA, west of I-580.~~

Staff recommends the following motion:

"I move to recommend approval of tentative subdivision map SUB-2021-0399 based on the ability to make the required findings, and subject to the conditions of approval contained in the staff report and amended in staff's memo dated December 14, 2021."