

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JANUARY 26, 2022

FILE NO: LU-2021-0449

AGENDA ITEM: 6.C

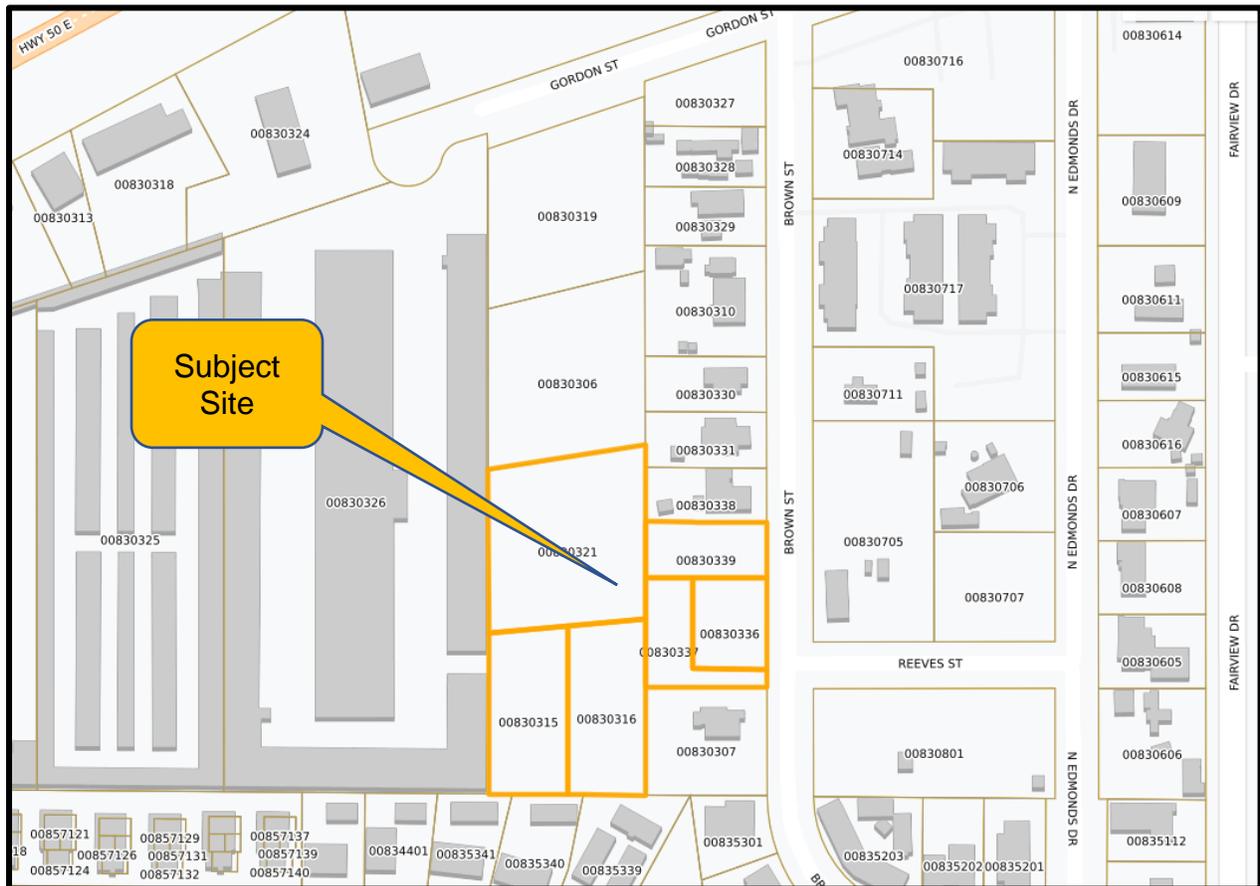
STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE: LU-2021-0449 For Possible Action: Discussion and possible action regarding a request for a special use permit (“SUP”) for a multifamily apartment complex on property zoned General Commercial (“GC”) and Multi-Family Apartment – Specific Plan Area (“MFA-SPA”) located at 1630, 1636, and 1650 Brown Street and 3679 and 3689 Gordon Street, APNs 008-303-15, -16, -21, -36, -37, and -39. (Heather Manzo hmanzo@carson.org)

STAFF SUMMARY: On January 29, 2020, the Planning Commission approved a SUP (LU-2019-0078) to construct 81 multifamily units on the 2.78-acre site. The project was not developed, and the SUP expired on January 29, 2021. The applicant has resubmitted the request but has reduced the number of units from 81 to 78 units. The Planning Commission is authorized to approve the special use permit.

PROPOSED MOTION: “I move to approve the special use permit Case No. LU-2021-0449 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 (“SUP”) 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 for the entire subject site, demonstrating compliance with Development Standards Sections 1.17.5 and 1.18.6.
6. 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.
7. Prior to the issuance of a site improvement permit, plans shall be approved which include the installation of shrubs that will reach a minimum maturity height of three feet or a solid three-foot tall decorative wall must be located between the parking spaces and the sidewalk on Brown Street. This condition is in addition to, and does not exempt the project from compliance with the six-foot-wide landscape buffer requirements along the street frontage.
8. Prior to the issuance of a site improvement permit, a landscape plan shall be submitted which includes a minimum of five street trees spaced at 40 foot intervals.
9. Prior to the issuance of a site improvement permit, the applicant shall demonstrate that a six-foot-tall solid fence or wall shall be installed along the south and eastern property lines where the project abuts other residential uses to buffer the project from adjacent residences. The fence or wall shall be constructed early in the project to screen construction activities from abutting neighbors.
10. 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.
11. Prior to the issuance of a site improvement permit, the applicant shall submit an updated drainage analysis to meet the Carson City Drainage Manual standards, including provisions for detention and low impact development (“LID”) features.

12. 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.
13. A check valve must be installed in the water main in Brown Street on the project frontage.
14. 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.
15. 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 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 shall incorporate “best management practices” into their construction documents and specifications to reduce the spread of noxious weeds.
23. Carson City is 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: Carson City Municipal Code (“CCMC”): 18.02.080 (Special Use Permits), 18.04.105 Multi-Family Apartments (“MFA”), 18.04.135 General Commercial (“GC”), 18.04.020 (Determination of Districts), and Carson City Design Standards (“CCDS”) Division 1.18 (Residential Development Standards in Non-Residential Districts)

MASTER PLAN DESIGNATION: Mixed-Use Commercial and Mixed-Use Residential/Brown Street Specific Plan Area

PRESENT ZONING: General Commercial (“GC”) and Multi-Family Apartment-Specific Plan Area (“MFA-SPA”)

KEY ISSUES: Will the proposed development 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: MFA-SPA / Residential
- WEST: GC / Storage Facility
- NORTH: MFA-SPA & GC / Vacant land & single-family residences
- SOUTH: MFA & MFA-SPA / Multifamily and single-family residences

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: Zone X (unshaded)
- EARTHQUAKE FAULT: Moderate Type II
- FAULT ZONE: Within 200 feet

- SLOPE/DRAINAGE: Site is primarily flat

SITE DEVELOPMENT INFORMATION:

- SITE SIZE: ±2.78 acres
- EXISTING DEVELOPMENT: Vacant land
- PROPOSED DEVELOPMENT: 78 apartment units
- PROPOSED PARKING: 160 onsite spaces

PREVIOUS REVIEWS: On January 29, 2020, the Planning Commission approved a SUP (LU-2019-0078) to allow for the construction of an 81-unit multifamily apartment complex. The project included a total of 5 apartment buildings, access from Brown Street, approximately 23,595 square feet of open space, and 147 on-site parking spaces. The project was not constructed and the SUP expired on January 29, 2021.

DISCUSSION:

The applicant is proposing a 78-unit apartment complex to be constructed over 2 phases with a total of five buildings, consisting of two and three-bedroom units. The development represents 24 units located on the MFA zoned portion of the site, and the remaining 54 units will be located within the GC zoned portion of the property. Buildings will be 3 stories, are approximately 36 feet tall, and will include between 12 and 21 units per building. Access to the site is proposed from Brown Street. The site includes ±23,595 square feet of total open space. If the project is constructed in phases, each phase will need to function as a standalone project, including providing appropriate common open space, including recreational open space to serve the phase.

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 and three bedroom units.

A twenty-foot-wide access and utility easement is located along the west side of the property. The proposal includes development across the access easement. 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 the access easement will no longer be necessary. 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 on January 11, 2022 to 104 property owners and 8 mobile homeowners 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.
2. The project will need to comply with the Fire review comments provided with MPR-2019-184 as provided below:
 - Hydrant spacing per IFC Appendix C.
 - If the peak height exceeds 30 feet, road widths must be at least 26 feet.
 - If the peak height exceeds 30 feet, each building will need to have one side of the building where the 26-foot road width for fire department access is at least 15 feet, but not more than 30 feet from the building per Appendix D.
 - Design standard for turn radius is 30 foot inside and 50 foot outside with a 20-foot width.
 - Fire Alarm and Fire Sprinklers to be deferred submittals.
 - Fire Department Connections to be within 100 feet of fire hydrant.
 - Knox box required for each building.
 - Each building must have an individual address.
 - Provide a monument sign at main entrance indicating the address range of the complex.
 - Ensure the apartment units are numbered per city development standard (Title 18, Division 22).
 - Fire extinguishers are required on the outside of the building. Provide spacing per IFC section 906.
 - Provide a note on the plans stating the ash disposal plan for the BBQ area.

Development Engineering:

Development Engineering 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 it's 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.

Development Engineering 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. Development Engineering offers the following discussion:

CCMC 18.02.080(5)(a) - Master Plan

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

CCMC 18.02.080(5)(b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(c) - Traffic/Pedestrians

The existing infrastructure and proposed drive isles will be sufficient to provide safe access and circulation if the above conditions are met.

CCMC 18.02.080(5)(d) - 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.

CCMC 18.02.080(5)(e) – Title 18 Standards

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(f) – Public health, Safety, Convenience, and Welfare

The project meets engineering standards for health and safety.

CCMC 18.02.080(5)(g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(h) – Adequate Information

The plans and reports provided were adequate for this analysis.

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 requested development is within the Brown Street Specific Plan Area. 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 - The portion of property in the BS-SPA is designated Mixed-Use Residential, and zoned MFA.
- BS-SPA 1.2 Development Context Diagram – The project proposal includes a site plan concept and building elevations. The proposed project will serve as a transition between lower densities to the east and commercial uses to the west.
- BS-SPA 1.3 Variety of Housing Types – The proposed project will result in a high density development and will add to the varied housing options within the neighborhood.
- BS-SPA 1.4 Commercial Land Uses – This policy contemplates an extension of Sweetwater Drive. This extension does not exist at this time and commercial development is not being proposed with this request.
- BS-SPA 1.5 Mixed-Use Development – The subject property is adjacent to commercial property to the west, and will serve as a transition between commercial and lower density residential uses located to the east of the site.
- BS-SPA 2.1 Roadway Connections – The proposed project will be accessed by the existing roadway network, no new connections are proposed.
- BS-SPA 2.2 Pedestrian and Bicycle Connections – As part of this project, internal sidewalk circulation and half street improvements, including sidewalks will be required.
- BS-SPA 2.3 Urban Roadway Standards – The project will include street upgrades along the frontage through the required half street improvements.
- BS-SPA 3.1 Building Orientation – Front doors of units within the easternmost building will face Brown Street.
- BS-SPA 3.2 Relationship to Surrounding Development – The project is considered an infill project and will be compatible with surrounding and adjacent uses.
- BS-SPA 3.3 Parking Location and Design – The project has been designed to locate access and parking to the side of the buildings. The Brown Street frontage will consist of landscaping, and front door access.
- BS-SPA 3.4 Garage Placement and Design – The site will be developed without garages.
- BS-SPA 3.5 Varied Streetscapes – The project is a multifamily project with landscaping and one building fronting on Brown Street. The project as proposed will offer varied development as viewed from the street.
- BS-SPA 3.6 Parking Amount – Where on-street parking is available, a credit up to 10% of the total off-street parking requirement may be granted for a residential use. The proposed 160 onsite spaces comply with code requirements of 2 spaces per unit.
- BS-SPA 3.7 Street Trees – The property has approximately 215 linear feet of frontage on Brown Street. A condition is recommended to require street trees every 40 linear feet to be consistent with this policy. Per CCMC, the development is required to maintain all landscaping with the project and within the adjacent right-of-way.
- BS-SPA 4.1 Extension of Public Utilities - 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 an estimated contribution of 11,544 gallons per day.

- BS-SPA 4.2 Improvements of Drainage Facilities - 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 ensure consistency with this policy. 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. Additionally, the project will be subject to the standards contained in the recently updated Drainage Manual.
- BS-SPA 4.3 Right of Way Review – The Brown Street right of way width is adequate to accommodate lanes of travel and required improvements.
- BS-SPA 4.4 – Roadway Names – There are no new roads proposed with this development.

Staff finds that the proposed infill development is consistent with the policies of the Master Plan and serves as an appropriate transition between commercial uses to the west and single-family residences to the east of the site.

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. Redevelopment of the site with residential development adjacent to the single family homes will be more compatible with these homes than if non-residential uses were placed there. Staff notes that a six foot solid fence / wall will be installed on property line that abut residences to serve as a buffer between the development and abutting residential properties.

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 425 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 11,544 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.

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.*

Multifamily residential development is a conditional use in accordance with CCMC 18.04.130 Retail Commercial Conditional Uses and requires a SUP. As proposed and with the recommended conditions of approval, the project will meet the definition and specific standards required to support this use in the RC 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 multifamily use is a conditional use allowed with the approval of a SUP in the General Commercial (“GC”) 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 project complies with the height limitations, parking requirements, and open space requirements. The project appears to meet the required setbacks for the zone. The proposal represents 28 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. The NB, RC, GC and GO zoning districts, a minimum setback of 20 feet is required adjacent to a residential zoning district, with an additional 10 feet for each story above one story if adjacent to a single-family zoning district.

The subject property is adjacent to residential zoning on the east, north, and south sides. The project appears to comply with the setback standards, however 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 78 apartment units proposed, this results in a requirement for 156 on-site parking spaces. The applicant proposes 160 onsite parking spaces and has not proposed a reduction to the provided parking onsite.

It should be noted that CCDS Division 2, Section 2.1.16 requires snow storage for development projects. Snow storage must not be located within required parking areas or where living landscaping is located. If necessary to meet this requirement, the Brown Street SPA allows for a reduction of 10% of the required parking.

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

8. *SUP 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 SUP 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 is met as Brown Street is classified as a local street.

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.

Since the only frontage and project access is from a local street with primarily single-family residential uses, it is questionable that commercial development would be appropriate on this site. The applicant has provided evidence that the site is not a viable location for commercial development.

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 is met as the site is designated Mixed-Use Residential and Mixed-Use Commercial and the project is consistent with applicable Master Plan policies.

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.

Attachments:

Application LU-2021-0449

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.02.080

FILE

SPECIAL USE PERMIT

APPLICANT PHONE #
Millard Realty & Construction (775) 882-5000

FEE*: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential zoning districts)
+ noticing fee

MAILING ADDRESS, CITY, STATE, ZIP
1834 E. Long Street, Carson City, NV 89706

*Due after application is deemed complete by staff

EMAIL ADDRESS
dwight@millardrealty.com

SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Master Plan Policy Checklist
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

PROPERTY OWNER PHONE #
Millard Realty & Construction

MAILING ADDRESS, CITY, STATE, ZIP
same

EMAIL ADDRESS

CD or USB DRIVE with complete application in PDF

APPLICANT AGENT/REPRESENTATIVE PHONE #
Morris Engineering, Ltd 775-392-1384

MAILING ADDRESS, CITY STATE, ZIP
2865 Mac Drive, Minden, NV 89423

EMAIL ADDRESS
harold@morris-engr.com

Application Received and Reviewed By:

Submission Deadline: See attached Planning Commission application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

Project's Assessor Parcel Number(s): Street Address
008-303-15, -16, -21 3679 & 3689 Gordon Street

Project's Master Plan Designation Project's Current Zoning Nearest Major Cross Street(s)
Mixed Use Commercial General Commercial (GC) Fairview Drive

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

The applicant would like to request reapproval of the expired SUP LU-2019-0078 for the multi-family apartment project.

PROPERTY OWNER'S AFFIDAVIT

I, Dwight C. Millard, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

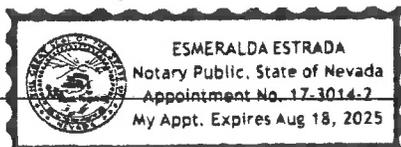
Dwight C. Millard Signature 1835 E Long St Address 11-4-2021 Date

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

STATE OF NEVADA)
COUNTY Carson City)
On NOV 4, 2021, Dwight C. Millard, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public

NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.



SPECIAL USE PERMIT

for

Brown Street Apartments

**3679 & 3689 Gordon Street
Carson City, Nevada**

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

Section 10, T15N, R20E, MDB&M

Prepared for:

**Millard Realty & Construction, Co.
1834 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 and are not part of this SUP application (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 the adjacent 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 ¼ 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 under this SUP are located to the south of Gordon Street and west of Brown Street. The parcels are not adjacent to the public rights-of-way and are not currently served by city water or sewer. Water and sewer service will be extended to the three parcels 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)?

Not Applicable for the three parcels in the SUP application. The other three parcels adjoining Brown Street that are not part of this SUP application. They are a part of the apartment project and are in the Brown Street SPA. The buildings on these parcels will meet the policies of that 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 ¼ mile south of U.S. Highway 50 and ¼ 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.

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

- 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 three parcels not a part of this SUP but are part of the apartment complex will be improved along the frontage 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.

December 19, 2019

Signature of Applicant

Date

Dwight C. Millard

Print Name



Figure 1- Vicinity Map

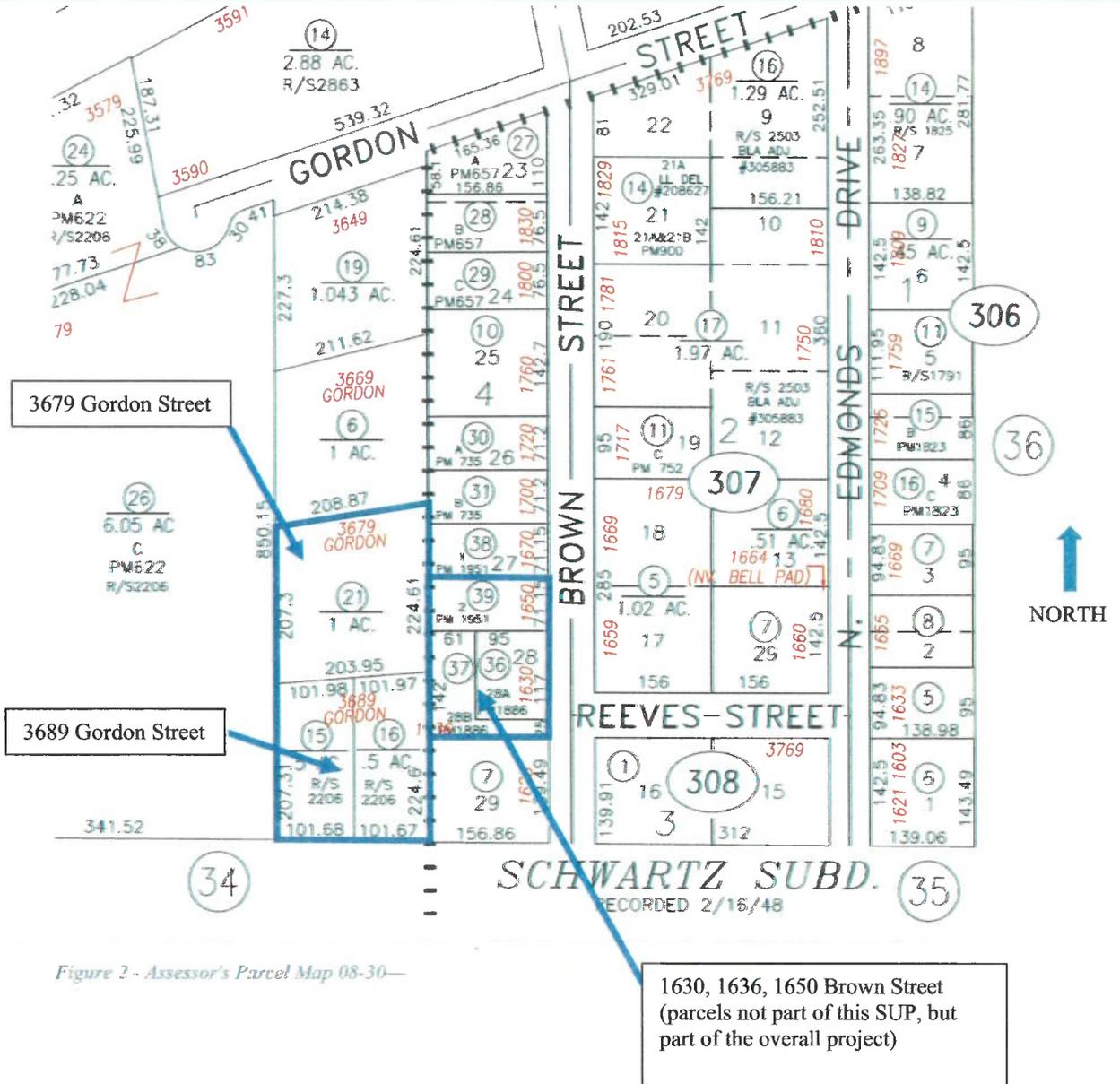


Figure 2 - Assessor's Parcel Map 08-30—

1630, 1636, 1650 Brown Street
(parcels not part of this SUP, but
part of the overall project)

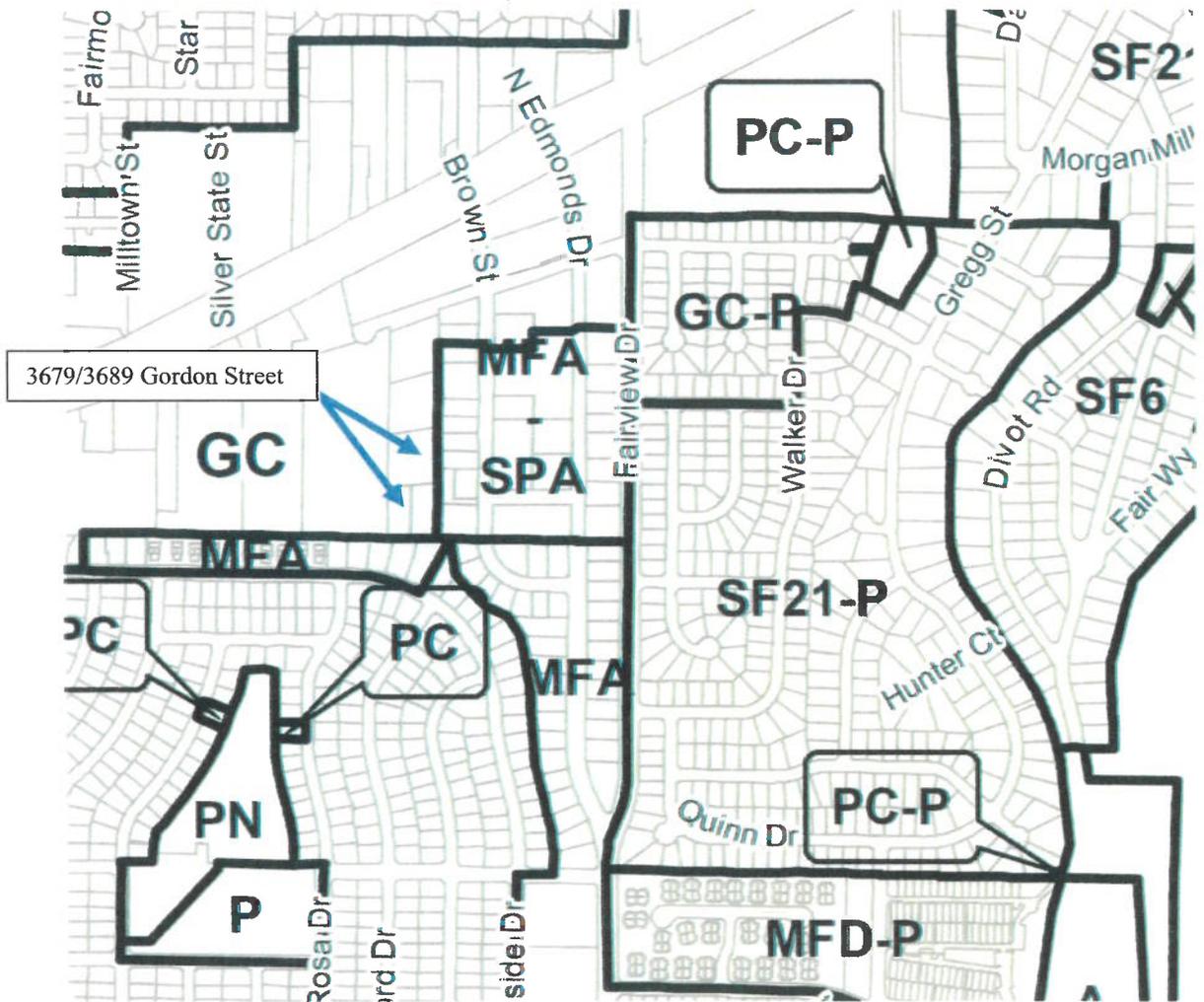


Figure 3 - Carson City Zoning Map



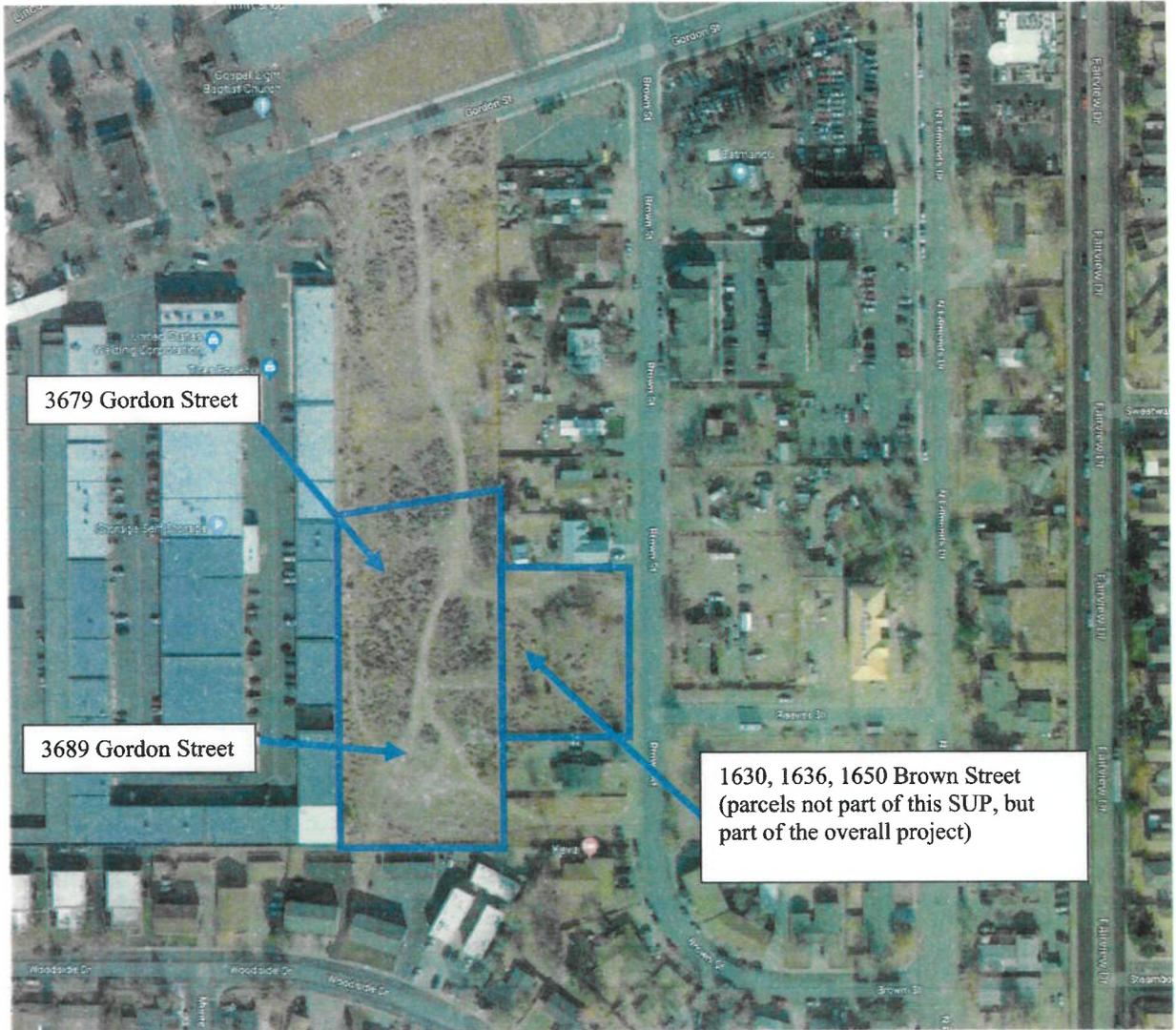


Figure 4- Aerial View ~ 2019



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

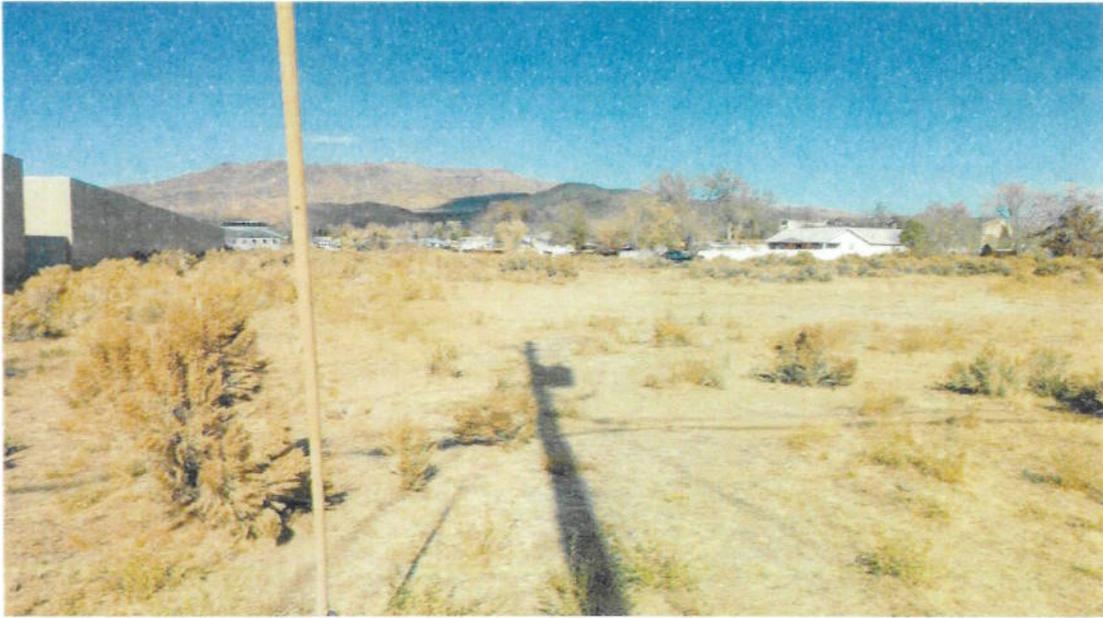


Figure 6 - View looking north through site

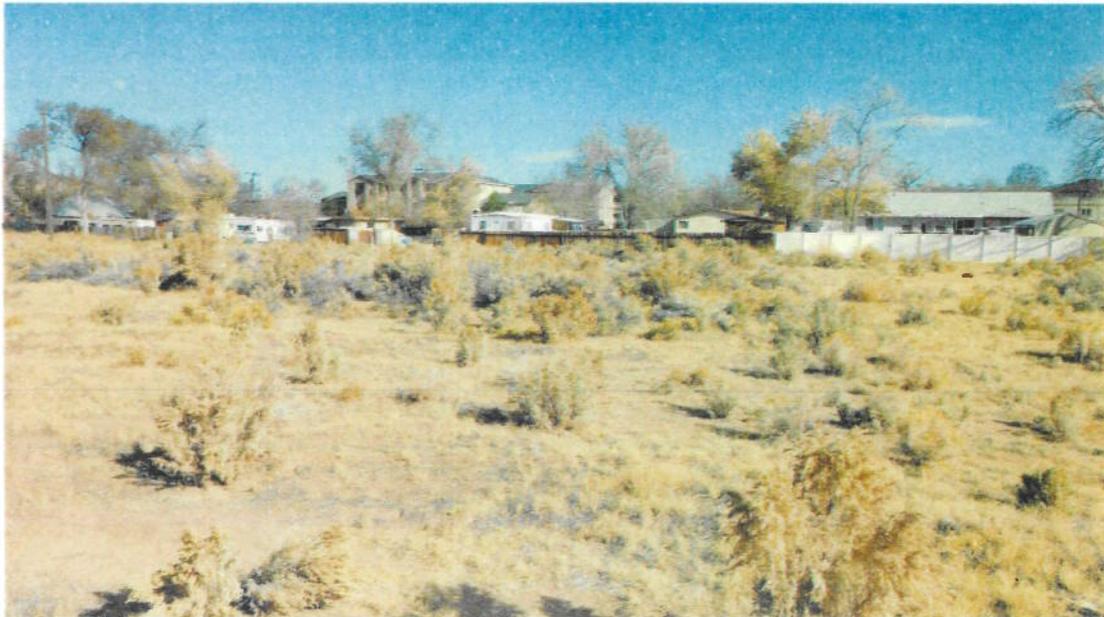


Figure 7 - View looking east through site toward adjacent properties



Figure 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)



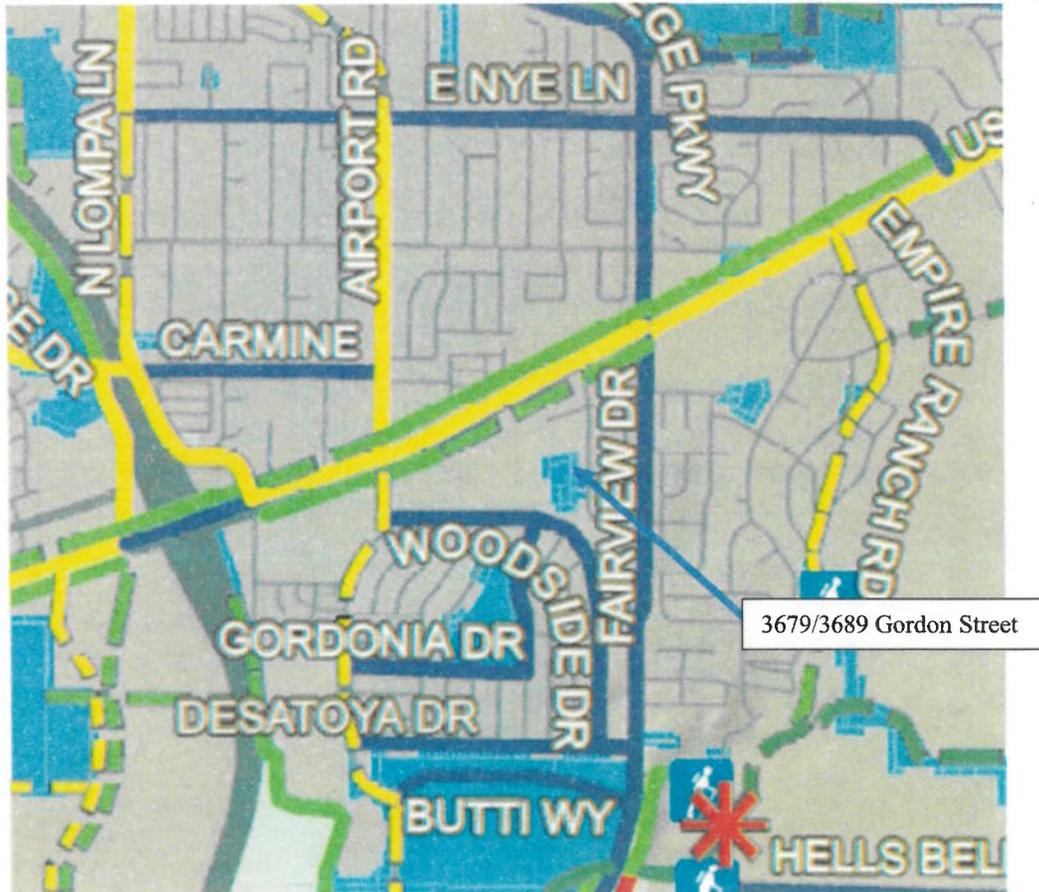


Figure 10 - Unified Pathways Master Plan

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



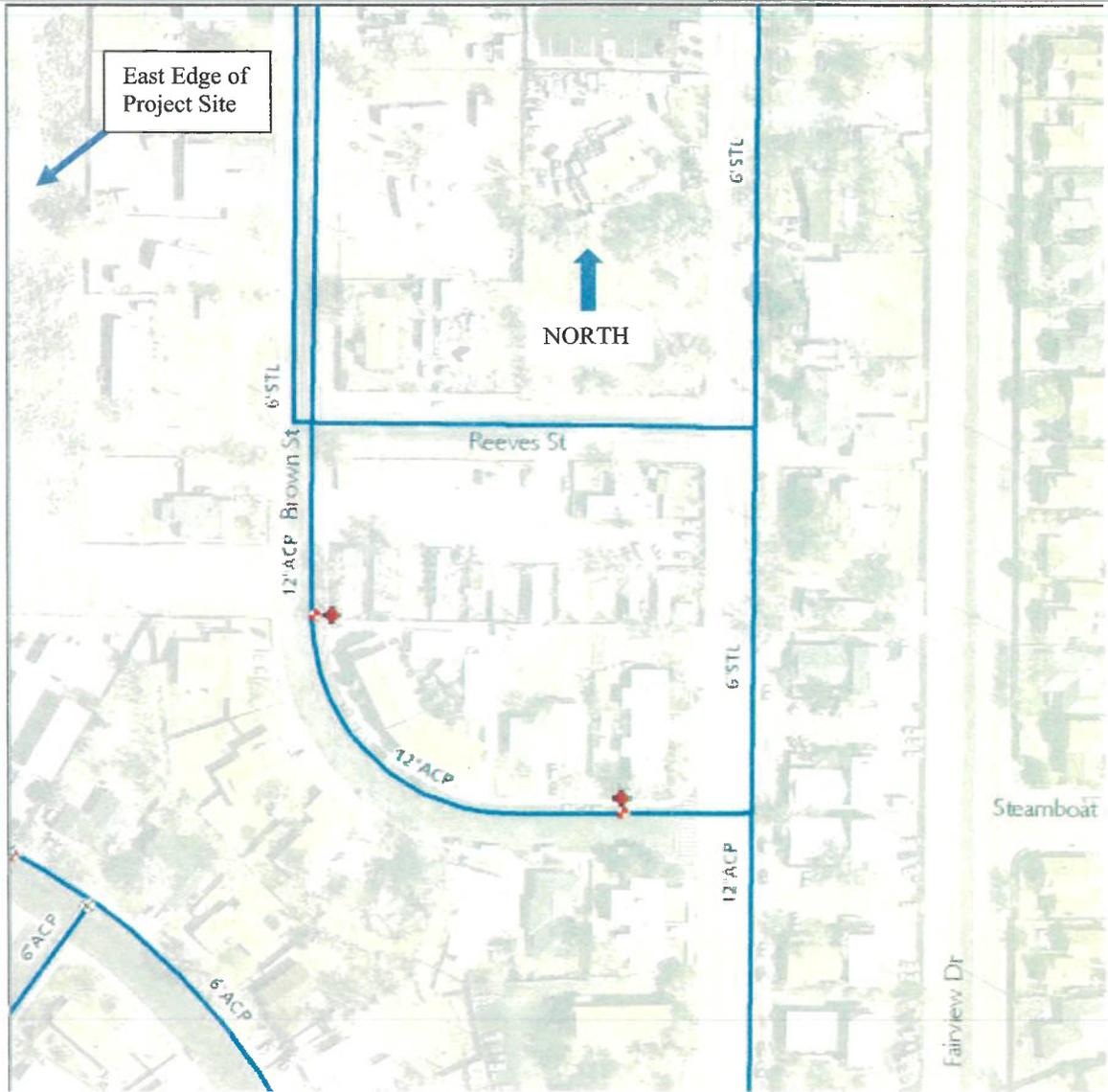


Figure 11- Carson City Water mapping in vicinity of site



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:

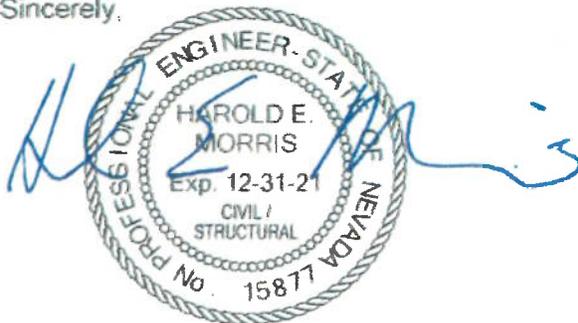
Water consumption history for the applicant's existing apartment buildings located at 1660 and 1750 North Edmonds is also summarized on the following pages. 1750 North Edmonds has fifty-one (51) 2-bedroom apartment units and was constructed in 2007. 1660 North Edmonds has twelve (12) apartment units 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

CUSTOMER: 309065 GORDON PARK APTS LLC
 1885 E LONG ST

CARSON CITY NV 897063214

LOCATION: 33790
 CYCLE/ROUTE: 04-15
 STATUS: A

1750 N EDMONDS DR

-57 APARTMENTS (INCLUDES IRRIGATION)

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 UT47SL
 CARSON CITY UTILITIES

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

NV 897063214

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

METER NUMBER: 00016548083 METER SIZE: 063

WATER

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	21.00	.00		
7/09/19	REG	33	7/19 7/17/19	9.00	.00		
6/06/19	REG	30	6/19 6/15/19	.00	.00		
5/07/19	SET		6/15/19				

TOTALS: 212

AVERAGE DAILY USAGE:

36.00

.16

.00

.00

PREPARED 1/06/20
 PROGRAM UT475L
 CARSON CITY UTILITIES

ACCOUNT CONSUMPTION HISTORY

CUSTOMER: 122565 STANTON PARK DEVELOPMENT
 1885 E LONG ST

CARSON CITY NV 897063214

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

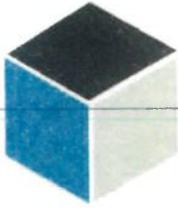
1660 N EDMONDS DR - 12 APARTMENTS

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	1.00	.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	1.00	.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	3.00	.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	1.00	.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

CONSTRUCTION
 USAGE
 EXCLUDED



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

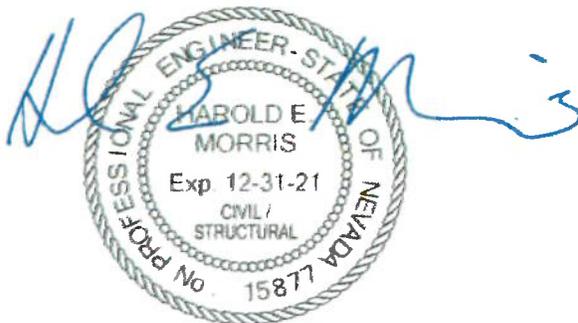
Re: Brown Street Apartments - Sewer Impact Report
Special Use Permit Application – LU2019-0078
3679 & 3689 Gordon Street, 1630, 1636 & 1650 Brown Street
Assessor Parcel Numbers: 008-303-15, -16, -21, -36, -37, & -39

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.

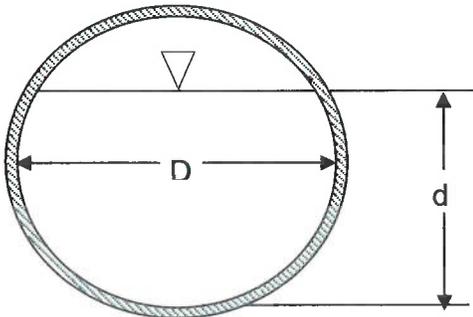
Pipe Open Channel Flow

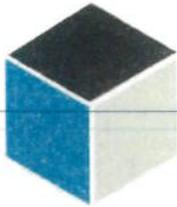
Design Parameters

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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(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 – 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

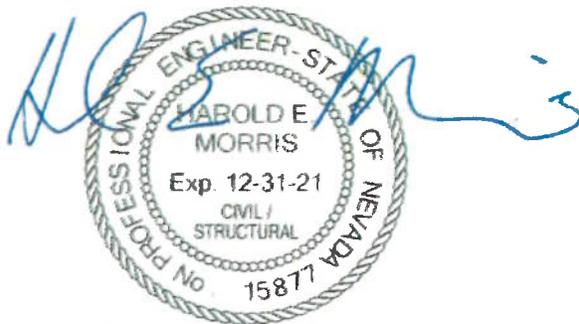
Dear Mrs. Sullivan:

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.



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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

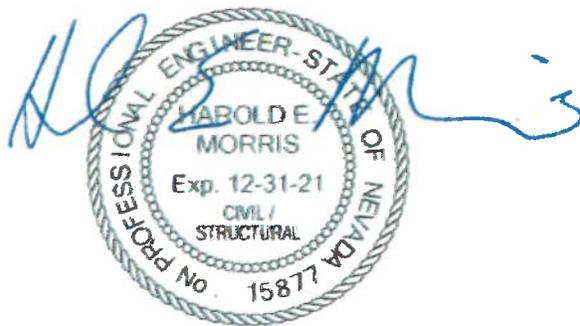
Re: Brown Street Apartments – Stormwater Project Impact - Special Use Permit
Special Use Permit Application – LU2019-0078
3679 & 3689 Gordon Street, 1630, 1636 & 1650 Brown Street
Assessor Parcel Numbers: 008-303-15, -16, -21, -36, -37, & -39

Dear Mrs. Sullivan:

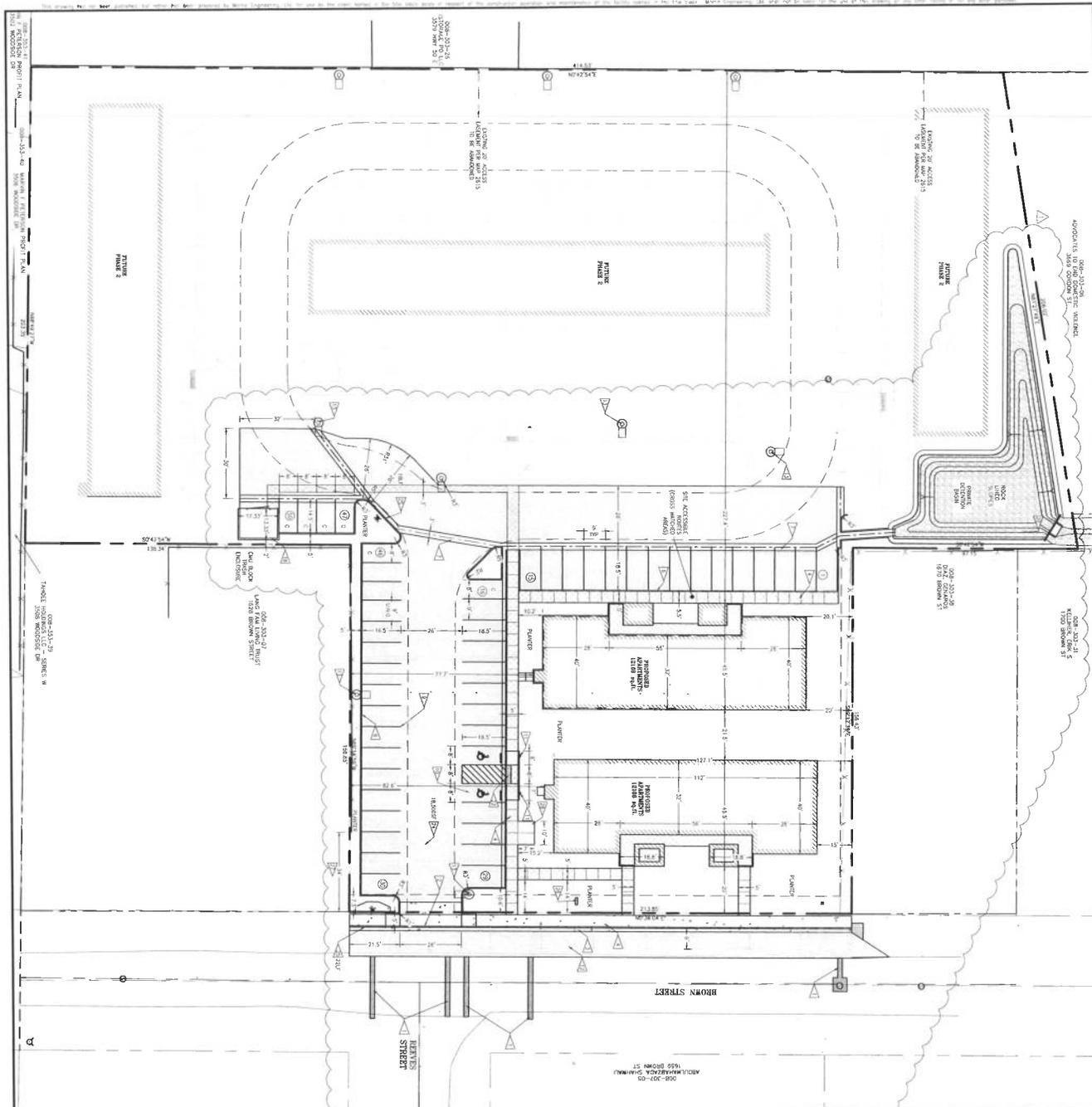
The site is currently undeveloped and contains sage brush, grasses and weeds. The site naturally slopes to the north and runoff sheet flows and collects in shallow ditches on the east side of the parcel. The shallow channels flow along the east edge of parcels 008-303-06 & -19 and ultimately drains to 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.



811
Know what's Below.
Call before you dig.

NORTH

SCALE 1"=40'

SITE INFORMATION:
ADDRESS: 1630 BROWN STREET, CHASE CITY, NORTH CAROLINA 27511
ZONING: R-10
APPLICANT: MORRIS ENGINEERING, LTD.

CONSTRUCTION NOTES:
1. CONSTRUCT PERMANENT FENCE (SEE DETAIL 7/23.3)
2. CONSTRUCT PERMANENT FENCE (SEE DETAIL 8 & 7/23.3)
3. CONSTRUCT PERMANENT FENCE (SEE DETAIL 1/23.3)
4. CONSTRUCT PERMANENT FENCE (SEE DETAIL 2 & 7/23.3)
5. CONSTRUCT PERMANENT FENCE (SEE DETAIL 3 & 7/23.3)
6. CONSTRUCT PERMANENT FENCE (SEE DETAIL 4 & 7/23.3)
7. CONSTRUCT PERMANENT FENCE (SEE DETAIL 5 & 7/23.3)
8. CONSTRUCT PERMANENT FENCE (SEE DETAIL 6 & 7/23.3)
9. CONSTRUCT PERMANENT FENCE (SEE DETAIL 7 & 7/23.3)
10. CONSTRUCT PERMANENT FENCE (SEE DETAIL 8 & 7/23.3)
11. CONSTRUCT PERMANENT FENCE (SEE DETAIL 9 & 7/23.3)
12. CONSTRUCT PERMANENT FENCE (SEE DETAIL 10 & 7/23.3)
13. CONSTRUCT PERMANENT FENCE (SEE DETAIL 11 & 7/23.3)
14. CONSTRUCT PERMANENT FENCE (SEE DETAIL 12 & 7/23.3)
15. CONSTRUCT PERMANENT FENCE (SEE DETAIL 13 & 7/23.3)
16. CONSTRUCT PERMANENT FENCE (SEE DETAIL 14 & 7/23.3)
17. CONSTRUCT PERMANENT FENCE (SEE DETAIL 15 & 7/23.3)
18. CONSTRUCT PERMANENT FENCE (SEE DETAIL 16 & 7/23.3)
19. CONSTRUCT PERMANENT FENCE (SEE DETAIL 17 & 7/23.3)
20. CONSTRUCT PERMANENT FENCE (SEE DETAIL 18 & 7/23.3)
21. CONSTRUCT PERMANENT FENCE (SEE DETAIL 19 & 7/23.3)
22. CONSTRUCT PERMANENT FENCE (SEE DETAIL 20 & 7/23.3)
23. CONSTRUCT PERMANENT FENCE (SEE DETAIL 21 & 7/23.3)
24. CONSTRUCT PERMANENT FENCE (SEE DETAIL 22 & 7/23.3)
25. CONSTRUCT PERMANENT FENCE (SEE DETAIL 23 & 7/23.3)
26. CONSTRUCT PERMANENT FENCE (SEE DETAIL 24 & 7/23.3)
27. CONSTRUCT PERMANENT FENCE (SEE DETAIL 25 & 7/23.3)
28. CONSTRUCT PERMANENT FENCE (SEE DETAIL 26 & 7/23.3)

<p>DRIGHT & SANDRA MILLARD</p> <p>SITE PLAN</p> <p>BROWN STREET APARTMENTS - PHASE 1 1630 & 1636 BROWN STREET, CHASE CITY, NORTH CAROLINA 27511 APP. 008-303-1515 - 16, -21, -26, -37, & -38</p>	<p>MORRIS ENGINEERING, LTD. Civil and Structural Engineering 2865 MAC DRIVE • MINDEN, NV 89423 PHONE (775) 592-1384 WWW.MORRIS-ENGR.COM</p>		<p>PLAN CHECK COMMENTS</p>	02-15-2021
			<p>Sheet: C1</p> <p>DATE: 02-15-2021</p>	<p>Revision</p>

