



108 E. Proctor Street  
Carson City, Nevada 89701  
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Hearing Impaired: 711

**DATE:** January 25, 2022

**TO:** Planning Commission

**FROM:** Heather Ferris, Planning Manager

**SUBJECT:** For Possible Action: Discussion and possible action regarding a request for a special use permit ("SUP") to allow alternative compliance of the Downtown Mixed Use Standards, specifically standards related to the mixed use, sidewalk, window transparency, and building envelope step-back requirements relative to a multi-family residential development on property zoned Downtown Mixed Use ("DT-MU"), located at 201 E. William Street and 222 E. Washington Street, APNs 002-161-06 and 002-161-07.

Since the release of the packet staff has had discussion with the applicant regarding transparency requirement outlined in Condition #8. The applicant has indicated that they will be able to meet the 35% transparency for all buildings except for Building B. Building B is located along N. Plaza Street midway between E. Washington and E. William Streets. The building is designed and oriented so that the majority of the glass is on the south and north elevations of the building with utility closets on facing N. Plaza. Additionally, there is landscaping that will be located in this area to buffer the appearance from the street and sidewalk. The combined street level frontage for the entire project will meet the 35 % transparency requirement. Therefore, staff is recommending the following modification to Condition # 8:

8. At the time of building permit application, the applicant shall demonstrate that 35 percent of ~~the~~ **each** building, except Building B, at the pedestrian level includes window openings consistent with Carson City Development Standards 6.6.10.4. **The applicant shall further demonstrate that the combined street level frontage for the entire project provides for a minimum of 35% transparency.**

In addition to the modification discussed above, staff discovered an oversight in the conditions of approval. Because the project is proposed on two separate parcels with buildings crossing property lines, a lot line deletion will be required prior to issuance of any building permits. Therefore, staff recommends the following additional condition:

- 13. A lot line deletion shall be completed prior to the issuance of any building permit(s).**

Staff recommends the following motion:

"I move to approve LU-2021-0452, based on the findings and subject to the conditions of approval contained in the staff report and amended in staff's memo dated January 25, 2022."