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Hearing Impaired: 711

## MEMORANDUM

Planning Commission Meeting of January 26, 2022

**DATE:** January 25, 2022

**TO:** Carson City Planning Commission

**FROM:** Heather Manzo, Associate Planner

**SUBJECT:** Item 6.B For Possible Action: Discussion and possible action regarding a request to amend a special use permit ("SUP") to allow for a 36-unit multifamily apartment complex, LU-2019-0077, incorporating additional adjacent parcels into the project site zoned Retail Commercial ("RC") and Multi-Family Apartments ("MFA"), located at 1421 North Carson Street, APNs 002-136-01, -04, and -05.

Based on coordination with the applicant, staff is recommending additional conditions of approval for LU-2021-0398 as described below to mitigate potential impacts to abutting properties:

**17. Prior to the issuance of a site improvement permit, the applicant shall demonstrate that the detention basins have been located and designed in a manner that infiltration will not impact the crawl spaces of the abutting residences.**

**18. Prior to the issuance of a site improvement permit, the applicant shall relocate the dog run to a minimum of 10 feet away from the abutting properties located to the northeast of the site.**

Staff recommends the following motion:

"I move to recommend approval of special use permit LU-2021-0398 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 January 25, 2022."