

STAFF REPORT FOR PLANNING COMMISSION MEETING OF APRIL 27, 2022

FILE NO: LU-2022-0116

AGENDA ITEM: 6.D

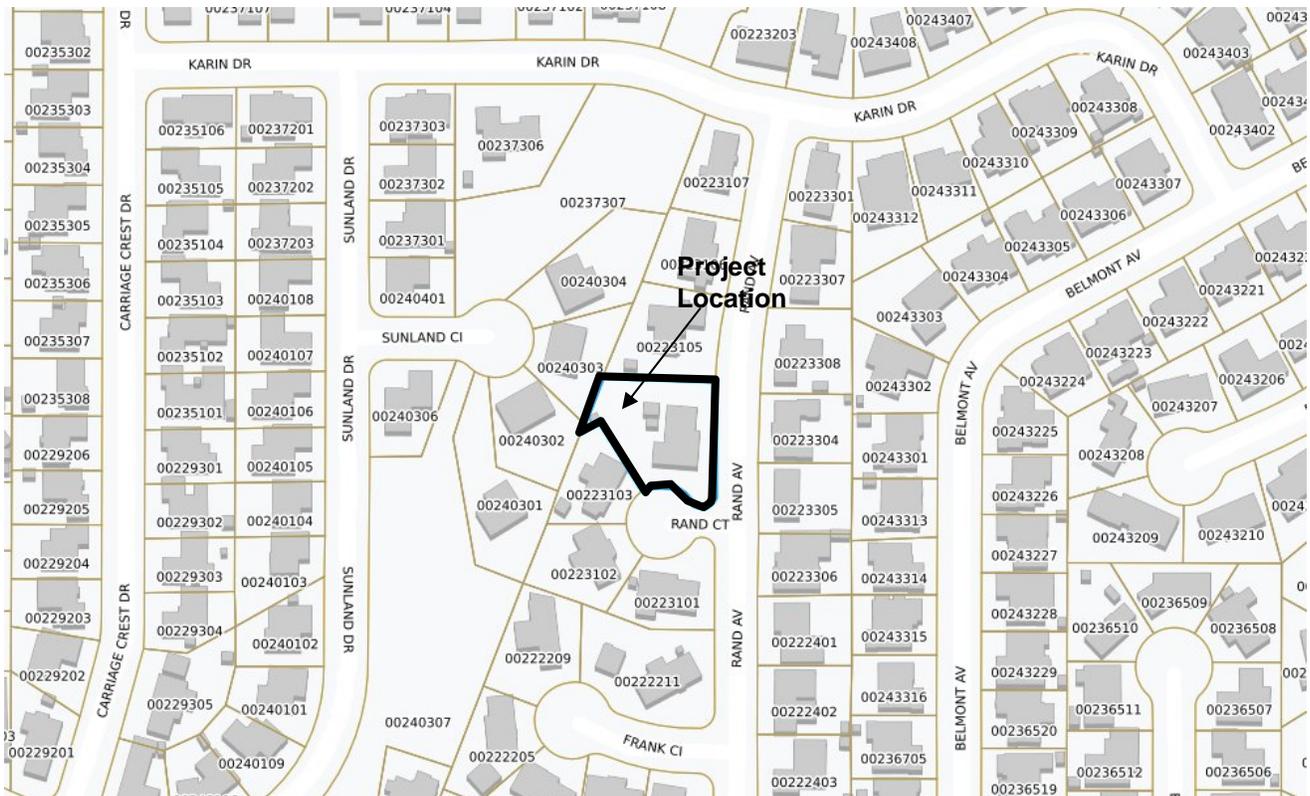
STAFF AUTHOR: Heather Ferris, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for a special use permit (“SUP”) to allow for the construction of a 682 square foot guest building on property zoned Single-Family-6,000 (“SF6”) located at 1802 Rand Avenue, APN 002-231-04. (Heather Ferris, hferris@carson.org).

Staff Summary: The applicant is proposing to construct a 682 square foot guest building. A guest building is a conditional use in the SF6 zoning district; therefore, a special use permit is required. The Planning Commission is authorized to approve a special use permit.

PROPOSED MOTION: “I move to approve the LU-2022-0116 based on the findings and subject to conditions of approval contained in the staff report.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Administrative Permit Hearing for further consideration.

2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off-site improvements shall conform to City standards and requirements.
4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of Planning Commission approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one-year expiration date. Should this permit not be initiated within one-year and no extension granted, the permit shall become null and void.

The following shall be submitted with a Building Permit application:

5. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
6. The building size shall not exceed 682 square feet.
7. The exterior of the guest building colors shall match the existing residence. The proposed colors shall be submitted to the Planning Division for review and approval during the Building Permit submission.
8. The project must meet all Carson City Development Standards and Standard Details including but not limited to the following:
 - o The site must be designed to drain properly.

LEGAL REQUIREMENTS: Carson City Municipal Code (“CCMC”) 18.02.080 (Special Use Permits), 18.04.075 (Single-family 6,000), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.03.010 (Guest Building), Carson City Development Standards (“CCDS”) Division 1.4 (Guest Building Development)

MASTER PLAN DESIGNATION: Medium-Density Residential (“MDR”)

PRESENT ZONING: Single-Family 6,000

KEY ISSUES: Will the proposed guest building have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single-family 6,000 / single-family residence
EAST: Single-family 6,000 / single-family residence
SOUTH: Single-family 6,000 / single-family residence
WEST: Single-family 6,000 / single-family residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: Zone X and X-shaded
2. EARTHQUAKE FAULT: Moderate zone II, within 200 feet
3. SLOPE/DRAINAGE: Generally flat

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 0.37 acres

2. PROPOSED STRUCTURE SIZE: 682 square feet
3. PARKING: Parking for guest building is required at 1 parking space per bedroom
4. SETBACKS:
Required per CCMC 18.04.190
Front: 20 feet; Side: 5 feet; Street Side: 10 feet; Rear: 10 feet
5. VARIANCES REQUESTED: None

DISCUSSION AND BACKGROUND:

The applicant is seeking to construct a guest building, 682 square feet in size. A guest building is a conditional use in the SF6 zoning district; therefore, a special use permit is required. Additionally, the guest house must be consistent with Carson City Development Standards (CCDS) Division 1.4. There is an existing single-family residence, approximately 1,614 square feet in size, located on the property.

As proposed the guest building will meet the requirements of Division 1.4 of the Development Standards. The guest building will be 682 square feet and therefore, no larger than 50% of the assessed floor area of the main residence, excluding the garage; the setbacks and height limitations of the SF6 zoning district will be met; a minimum of 1 parking spaces is provided on-site for the guest building; and the guest building will be consistent and compatible with the design and materials of the main residence.

PUBLIC COMMENTS: Pursuant to CCMC 18.02.045, public notices were mailed to 41 property owners within 300 feet of the subject site on April 13, 2022. As of the writing of this report, no written comments 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 April 27, 2022, depending on the date of submission of the comments to the Planning Department.

AGENCY COMMENTS: The following comments were received from City departments. Comments have been incorporated into the recommended conditions of approval where applicable.

Development Engineering:

Development Engineering has no preference or objection to the special use request provided that the following conditions are met:

- The project must meet all Carson City Development Standards and Standard Details including but not limited to the following:
 - The site must be designed to drain properly.

ENGINEERING DISCUSSION:

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 is not in conflict with any Engineering Master Plans. _

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 project will have a negligible impact on pedestrian and vehicular traffic.

CCMC 18.02.080(5)(d) - Public Services

The project will have a negligible impact on City sewer, water, and storm drainage.

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 will meet engineering standards for health and safety if conditions are met.

Earthquake faults: The USGS fault line maps show an earthquake fault line on this property; however, this fault line is known from previous geotechnical investigations to be approximately 230 feet west of the property.

FEMA flood zones: X Shaded/X no mitigation is required.

Site slope: The site is relatively flat.

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.

Fire Department:

1. Project must comply with the International Fire Code and northern Nevada fire code amendments as adopted by Carson City.
2. The guest house will be required to have its own discreet address, please contact the assessor's office to acquire a new address. Must have address prior to plan submittal.

Building Division:

1. Designs will be to the 2018 Code Series and Northern Nevada Amendments (Building and Fire).
2. Apply at Carson City permit center digitally at permitcenter.carson.org.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC 18.02.080 (Special Use Permit) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

The primary use of the Medium-Density Residential master plan designation is neighborhoods which contain a mix of housing types. A guest building is ancillary to the primary single-family residence and may provide complete, independent living facilities for family members of the primary residence and other non-paying guests. The use is consistent with the master plan.

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.

The proposed guest building will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or general neighborhood. As proposed, the guest building will be consistent with the required setbacks of the SF6 zoning district and meets the requirements for a guest building as outlined in Division 1.4 of the Development Standards.

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

A guest building is ancillary to the primary residence. The construction of a guest building will not result in an increase in vehicular or pedestrian traffic beyond what is assumed for a single-family residential use and will therefore have little or no 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.

A guest building is ancillary to the primary residence. The construction of a guest building will have a negligible impact on existing public water or sewer services. The project is required to meet the development standards related to storm drain runoff and will have negligible impact to the drainage ways that serve the area. The Fire Department currently serves this residence. The building permit will be reviewed for compliance with the Carson City Fire Code, Northern Nevada Amendments (IFC 2018) and the 2018 International Wildland Urban Interface Code and Northern Nevada Wildland Urban Interface Amendments as adopted by Carson City.

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.

Staff has reviewed the application for compliance with the code and has included recommended conditions of approval, as necessary to ensure that the proposed guest building will meet the specific standards outlined in Title 18. The subject parcel is zoned SF6. The intent of this zoning is to provide for the development of single-family detached dwellings in a suburban setting. Guest buildings are ancillary to the primary residence.

Guest buildings are subject to specific criteria outlined in the Carson City Development Standards, Division 1.4 – Guest Buildings. The development standards and how the project meets them are addressed below:

1.4.1 A site plan shall be submitted indicating the following:

- a. Location of primary residential structure with setback distances, distance to guest building and other accessory structures.
- b. Location of all public and private utilities and/or well and septic tank/leach field.
- c. Access to primary residential structure and guest building.
- d. Zoning, size of lot, assessor's parcel number, north arrow, scale, location of other outbuildings.

The applicant has submitted a site plan, consistent with these requirements.

1.4.2 Recordation. The property owner shall, prior to the issuance of a certificate of occupancy for the building permit, record a deed restriction against the subject property with the city recorder's office stating the guest building occupation limitations contained in Section 1.4.10.

At the time of building permit, staff will require the signed deed restriction to be submitted for recording.

1.4.3 Existing Guest Buildings. Existing guest buildings may expand to include a kitchen facility only upon full compliance with the provisions of this division. Approval of a building permit is required if the structure itself is being altered.

This is not applicable as the guest building is not existing.

- 1.4.4 Maximum Size. Guest building living space gross floor area shall not exceed 50 percent of the assessed floor area of the main residence, excluding garages, basements and other accessory structures, or the following limitations, whichever is less:
- In the SF6, MH6, SF12 and MH12 zoning districts, a maximum of 700 square feet;
 - In all other single family residential districts, a maximum of 1,000 square feet.

The property is zoned SF6 and has an existing 1,614 square foot primary residence on-site. The proposed guest house is 682 square feet of gross floor area. This will not exceed 50 % of the square footage of the main residence, nor does it exceed the maximum allowable 700 square feet.

- 1.4.5 Required Setbacks. All guest buildings shall meet the same setbacks as required for the primary residence on the lot, provided that second story elements of a guest building are a minimum of 20 feet from all property lines.

As proposed, the single-story guest building will meet the required setbacks of the SF6 zoning district.

- 1.4.6 Maximum Building Height. The guest building shall meet the maximum height requirements of the zoning district in which it is located, provided that second story elements of a guest building are a minimum of 20 feet from all property lines.

The proposed single story guest building will be approximately 14.5 feet in height. The maximum height in the SF6 zoning district is 26 feet.

- 1.4.7 Required Parking. A minimum of 1 off-street parking space or, for guest buildings with multiple bedrooms, 1 parking space per bedroom shall be provided outside of the required front-yard setback area in addition to the required parking for the main residential use. In the SF6, MH6, SF12 and MH12 zoning districts, the guest parking must be provided on a paved surface.

A single parking space is being provided for the guest building. The applicant is proposing to create a driveway approach from Rand Avenue near the northeast corner of the property. The applicant is proposing to provide a parking pad at the end of the new driveway access. Because this is a corner lot, there are two street frontages, therefore, the front setback is measured from Rand Court where the main house is accessed. Rand Avenue is a street side, which allows for parking in this location.

- 1.4.8 Site Design.
- Architectural design and materials for a guest building shall be consistent and compatible with the design and materials of the main structure, including but not limited to roof pitch, roof materials, siding materials and color, and other architectural features.
 - Only one entrance may be visible from the street frontage.

The guest building will be with the primary residence. Staff has recommended a condition of approval requiring the exterior building colors to match the existing residence and to provide the colors with the building permit application, for review and approval by the Planning Division. The entrance to the guest building will not be visible from either street.

- 1.4.9 Modifications to These Provisions.
- The above guest building provisions relating to size, height and site design may only be modified by approval of a special use permit.
 - The above guest building provisions relating to setbacks and parking may only be modified by approval of a variance.

The applicant is not requesting any modifications to the provisions.

1.4.10 Guest Building Occupation. A guest building may only be occupied by the family members of the primary residence, as defined by Title 18 of the Carson City Municipal Code, and their non-paying guests. Guest buildings may not be rented as secondary dwelling units.

At the time of building permit, staff will require the signed deed restriction to be submitted for recording consistent with Section 1.4.2 as outlined above.

6. Will not be detrimental to the public health, safety, convenience and welfare.

The proposed guest building will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or general neighborhood. As proposed, the guest building will be consistent with the required setbacks of the SF6 zoning district and meets the requirements for a guest building as outlined in Division 1.4 of the Development Standards. Prior to construction beginning, the applicant will be required to obtain a building permit for the guest building which will ensure the structure will be built to current standards.

7. Will not result in material damage or prejudice to other property in the vicinity.

Staff has reviewed the application for compliance with the code and has included recommended conditions of approval, as necessary to ensure that the proposed guest building will meet the specific standards outlined in Title 18. The subject parcel is zoned SF6. The intent of this zoning is to provide for the development of single-family detached dwellings in a suburban setting. Guest buildings are ancillary to the primary residence. The proposed guest building will be placed in compliance with all required setbacks and height limitations of the SF6 zoning district. Other properties in the area, in the same zoning district, are able to request a special use permit for the construction of a guest building, subject to the standards outlined in Division 1.4 of the Development Standards. This guest building has been designed to meet the requirements of Division 1.4 and will not result in material damage or prejudice to other property in the vicinity.

Attachments

Application (LU-2020-0116)

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

SPECIAL USE PERMIT

FEE*: \$2,450.00 MAJOR
 \$2,200.00 MINOR (Residential zoning districts)
 + noticing fee
 *Due after application is deemed complete by staff

- 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)
- CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By: _____

Submission Deadline: 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.

FILE

APPLICANT: RILEY WATERHOUSE PHONE #: 775-883-2509

MAILING ADDRESS, CITY, STATE, ZIP: 1802 RAND AVE, CARSON CITY, NV 89706

EMAIL ADDRESS: RILEY_WATERHOUSE@YAHOO.COM

PROPERTY OWNER: SAME PHONE #: _____

MAILING ADDRESS, CITY, STATE, ZIP: _____

EMAIL ADDRESS: _____

APPLICANT AGENT/REPRESENTATIVE: N/A PHONE #: _____

MAILING ADDRESS, CITY STATE, ZIP: _____

EMAIL ADDRESS: _____

Project's Assessor Parcel Number(s): 002-231-04	Street Address 1802 RAND AVE, CARSON CITY, NV 89706
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Project's Master Plan Designation	Project's Current Zoning SFG	Nearest Major Cross Street(s) RAND AVE & LONG ST.
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Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

ADD GUEST HOUSE TO 1802 RAND AVE

PROPERTY OWNER'S AFFIDAVIT

I, Riley Waterhouse, 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.

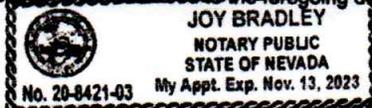
Signature: _____ Address: 1802 Rand Ave CC NV 89706 Date: 3/15/2022

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

STATE OF NEVADA
 COUNTY Carson City

On March 15, 2022, Riley Waterhouse, 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.

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

SPECIAL USE PERMIT

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

*Due after application is deemed complete by staff

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)

CD or USB DRIVE with complete application in PDF

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EMAIL ADDRESS: RILEY_WATERHOUSE@YAHOO.COM

PROPERTY OWNER: SAME PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE: N/A PHONE #

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

002-231-04

Street Address

1802 RAND AVE, CARSON CITY, NV 89706

Project's Master Plan Designation

Project's Current Zoning

SFG

Nearest Major Cross Street(s)

RAND AVE & LONG ST.

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

ADD GUEST HOUSE TO 1802 RAND AVE

PROPERTY OWNER'S AFFIDAVIT

I, Pamela Tumbusch, 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.

Pamela Tumbusch
Signature

1802 Rand Ave, NV
Address

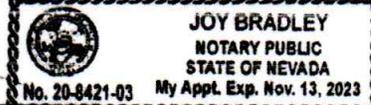
3-15-22
Date

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

STATE OF NEVADA
COUNTY Carson City

On March 3, 2022, Pamela Tumbusch, 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.

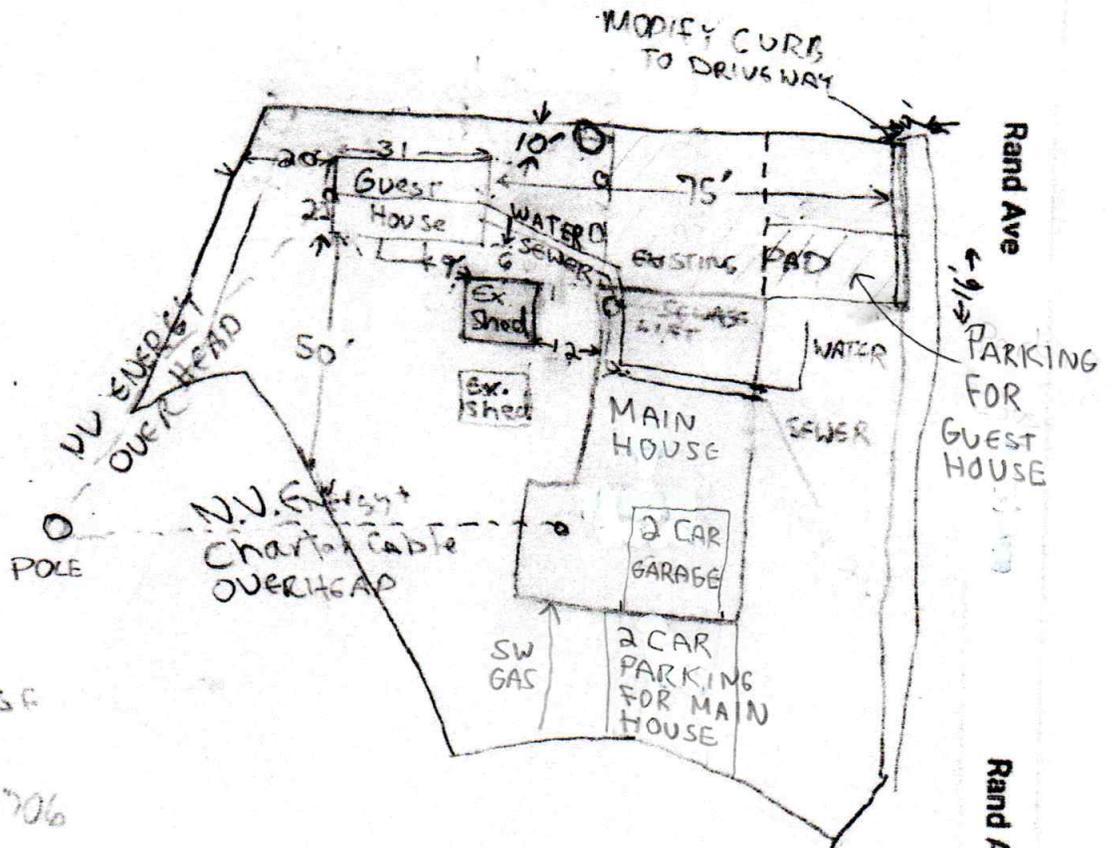
Description of Improvement

Construct a Guest Cottage in Back Yard of 1802 Rand Ave.

We want to construct a guest cottage in the North West corner of our back yard. We have decided to construct a 682 square foot kit house by the Pacific Modern Homes, Inc. It is their Sonoma design. With the large size of our back yard we can easily place the house with all the required city setbacks. I plan to be the owner/contractor building the house with help from contractors on the most technical details of the build.

Google Maps

SITE PLAN: ADD GUEST HOUSE TO 1802 RAND AVI



OWNER
 Riley WATERHOUSE
 1802 Rand Ave
 CARSON CITY, NV 89706
 775-883-2509

APPLICANT SAME

REQUEST TO ADD GUEST HOUSE TO BACK YARD

LOCATION: SAME

ZONE SINGLE FAMILY 6000 (SFG)

NO SCALE -

DIMENSIONS SHOWN

Google

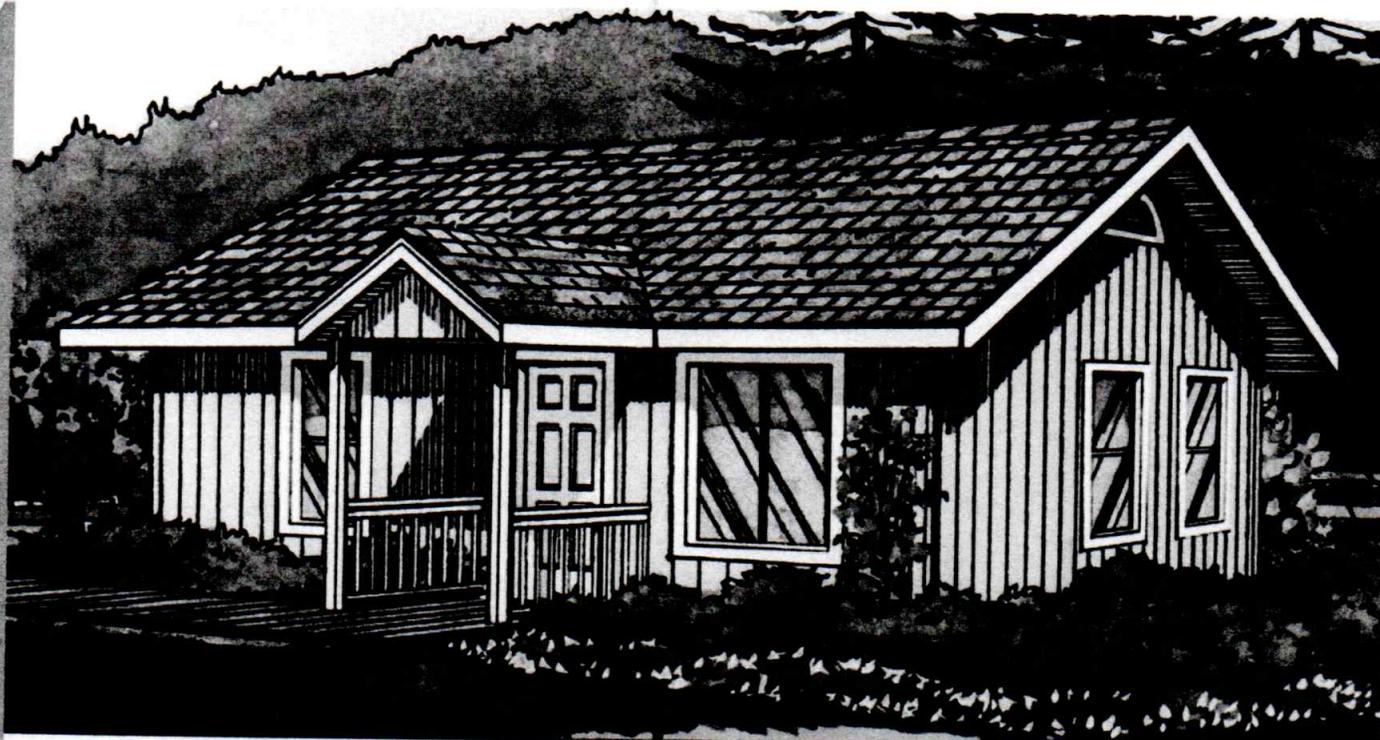
APN-002-231-04

SITE PLAN PREPARED BY RILEY WATERHOUSE

Map data ©2022 20 ft

LOCATION SKETCH





The Sonoma design features a welcoming Living/Dining area with vaulted ceilings, spacious bathroom with two sinks and walk-in shower. Other popular features include; expansive laundry room with wash tub, ample storage and utility closet. The Sonoma Plan provides extra living space on your existing property for family housing, home office, backyard retreat, or rental income.

Sonoma

682 sq. ft. living space
 1 bedroom, 1 bath
 8ft. ceilings
 21 sq. ft. covered porch



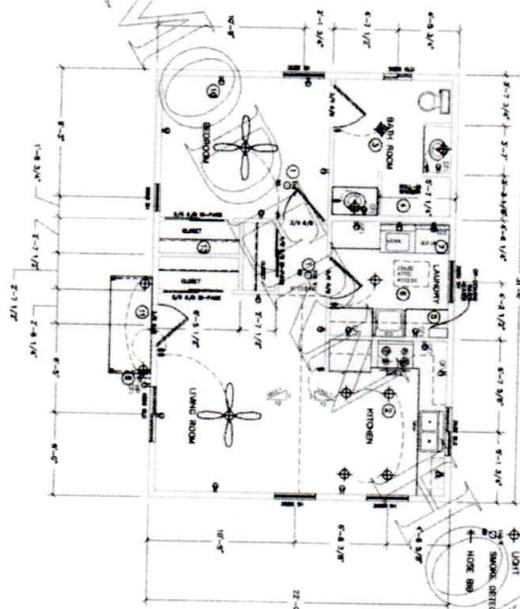
Pacific Modern Homes, Inc.
 Pre-Engineered Home Plans

All drawings are artist conceptions. Refer to plans and specifications for actual dimensions and details.

PACIFIC

FLOOR PLAN KEY NOTES

1. SHALL SECTION SHALL BEING FROM FINISH TO FINISH. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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12. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.



SQUARE FOOTAGE
 GROSS TOTAL 688 SQ. FT.
 NET TOTAL 515 SQ. FT.

LEGEND

- 1 SWITCH
- 2 RECEPTACLE
- 3 LIGHT
- 4 SMOKE DETECTOR
- 5 HOLE 8/8"



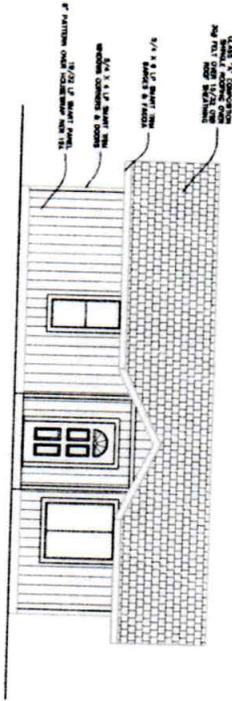
Level floor or landing (1132A.4)

- The floor or landing on each side of a door shall be level.
- Exterior landings of impervious construction serving emergency entry and required exit doors are limited to 3/4" maximum change in height between floor surfaces.
- Changes in height between floor surfaces shall be the same level, except that secondary exterior doors may have 3/4" maximum change in height between floor surfaces.
- Impervious materials may have 3/4" maximum change in height between floor surfaces.
- Changes in height greater than 1/2" are accomplished by means of a ramp, or secondary exterior doors.
- Impervious materials may have 1" maximum change in height between floor surfaces.
- A ramp with maximum slope of 1:8 is rational. (See Figure 11A-B).
- Changes in height between floor surfaces shall be the same level, except that secondary exterior doors may be sloped up to 3/4" per foot (direction away from the door).
- 3/4" maximum high thresholds at primary entry and required exit doors.
- Changes in height at interior door thresholds not to exceed 3/4".
- Thresholds with a change in height between 3/4" and 3/2" shall be beveled with a slope no greater than 1:2 (50-percent).

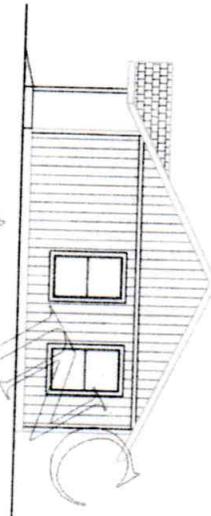
2	PRE-ENGINEERED SONOMA	T. H. F.	FLOOR PLAN		PACIFIC MODERN HOMES, INC.

TRANSITIONAL HOME ENVIRONMENT

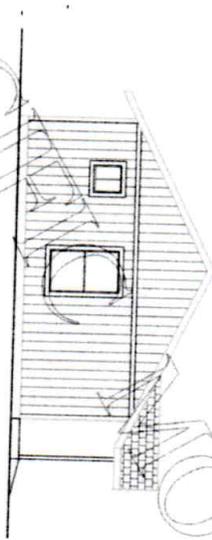
LIFESTYLE OPTION CHOICES



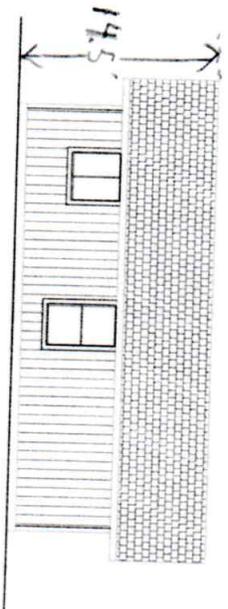
FRONT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

PACIFIC MODERN HOMES, INC.

	PRE-ENGINEERED SONOMA T. H. E.	ELEVATIONS		PACIFIC MODERN HOMES
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Special Use Permit Application Findings

1. Will be consistent with the objectives of the Master Plan Elements. My neighborhood is designated medium density residential (3-8 du/ac) on the Carson City master plan map dated 12/22/2011. Therefore I am asking permission to add a 1 bedroom cottage to my 1/3 acre lot.
2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development surrounding properties or the general neighborhood; and is compatible with the neighborhood. The neighborhood is zoned medium density so my adding a guest cottage of 682 sq. ft. to the north west corner of my yard will not adversely affect my neighbors peaceful enjoyment of the neighborhood. Since there is existing concrete on the north side of the existing house the residents of the new cottage will be able to use it for parking after modifying the sidewalk to a curb cut. Considering the large size of my lot, .37 acres, there will still be considerable natural drainage on the lot. Adding additional housing to our lot will increase the value to our property and to our neighbors property.
3. Will have little or no detrimental effect on vehicular or pedestrian traffic. Adding two additional people to the neighborhood will have little 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. This 1 bedroom cottage will not be used by families with children so it will not affect the area schools. This 1 additional cottage will not overburden the police, fire or utilities including water, sewer, gas and electric.
5. 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. My lot is designated SF6, (Single-family 6,000) so I am requesting a Special Use Permit to build the 682 sq ft cottage in my large back yard.
6. Will not be detrimental to the public health, safety, convenience and welfare. With the high demand for housing in Carson City adding an additional housing unit is an overall benefit to the City.
7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures. Because the cottage will be in the backyard of 1802 Rand avenue it will barely be seen from the street so it will not damage

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Add Guest House to 1802 Reno Ave

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



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.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, 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)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- 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)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



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.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- 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)?
- 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)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks 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.

Is or 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)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

If there is any additional 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 it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing 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.



Applicant's Signature

Riley WATERHOUSE
Print Name

3-15-2022
Date