



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

DATE: June 29, 2022

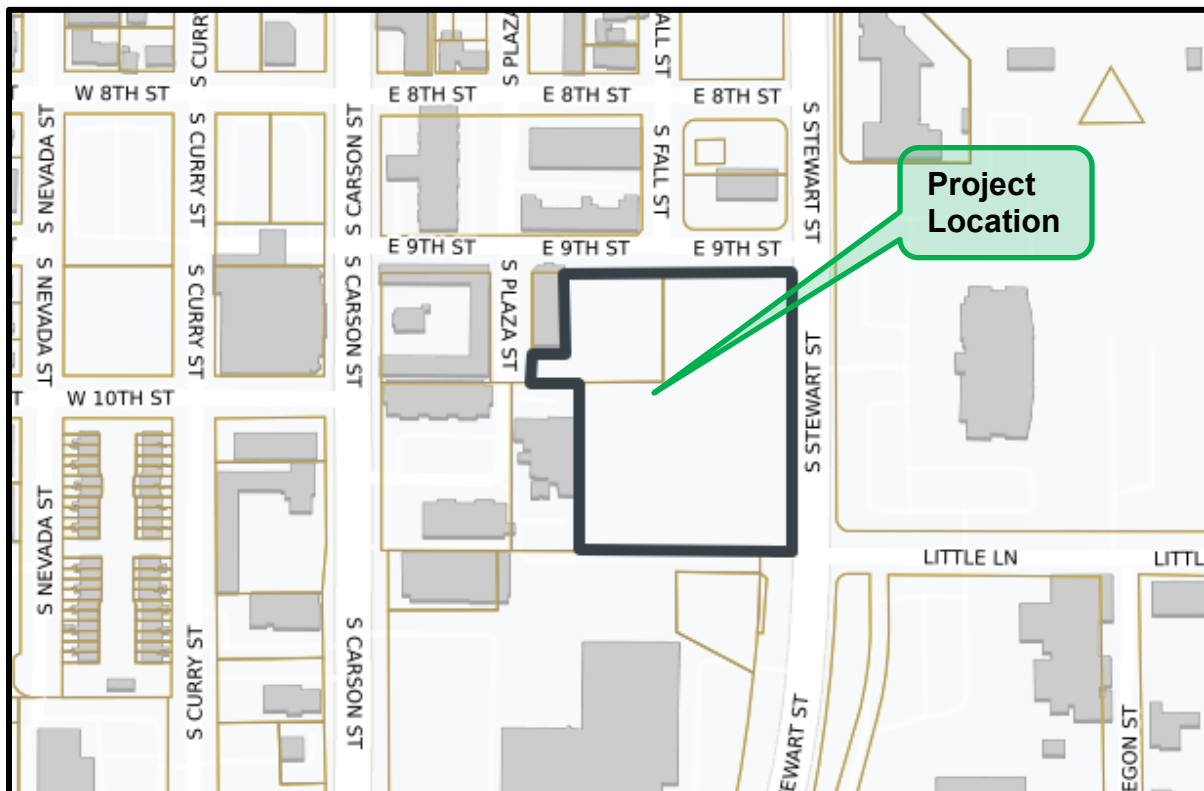
TO: Carson City Planning Commission

FROM: Heather Manzo, Associate Planner

SUBJECT: Item 14.A LU-2022-0237 For Possible Action: Discussion and possible action regarding a request from Pillar Income Asset Management ("Applicant") for a one-year time extension to December 15, 2023 of an approved special use permit to allow alternative compliance of the Downtown Mixed-Use ("DT-MU") Standards, specifically standards related to a mixed use requirement, a community amenity requirement, the sidewalk specification and building envelope step-back requirements relative to a multi-family residential development on property zoned Downtown Mixed-Use, located at 906 South Stewart Street, Assessor's Parcel Numbers ("APNs") 004-055-02 and -07. (Heather Manzo hmanzo@carson.org)

Recommended Motion: "I move to approve an extension of the expiration date for LU-2020-0045 to December 15, 2023, as the approved special use permit continues to be appropriate, and the activity permitted by the special use permit will not adversely impact other properties in the area or the public interest."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

NOTE: The base language in these conditions is the language from the approved conditions for LU-2020-0045 on December 15, 2020. Condition No. 4 has been modified to reflect the updated expiration date should this time extension be approved.

1. The applicant must sign and return the Notice of Decision for conditions of 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 Planning Commission meeting 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 use for which this permit is approved shall commence by December 15, 2023. Should this permit not be initiated (obtain a Building Permit) by December 15, 2023 and no extension granted, the permit shall become null and void.
5. The applicant must supply the required five amenities, subject to review and approval by the Community Development Director prior to the issuance of the construction permit. It is anticipated that public art will be utilized to meet this requirement. The art will be privately owned and maintained, and the public will have visual access to it.
6. Benches will be of the same specification as the other downtown benches.
7. Streetlights will be of the same specification as the streetlights on Carson Street.
8. This approval does not include the approval of any signs. Any proposed signs will require a sign application and must meet the Downtown development standards.
9. A detailed lighting plan, including cut sheets, is required at the time of building permit application to ensure compliance with the downtown design standards.
10. All utility and mechanical equipment must be screened.
11. At the time of building permit application, the applicant shall demonstrate that 35 percent of the building at the pedestrian level includes window openings.
12. There appears to be an error in the water main analysis relative to available maximum flow. This analysis must be revised before a building or site improvement permit is issued. If there is insufficient capacity in the 6-inch main in 9th Street, it must be upgraded at the

developer's expense. Depending on the results of the analysis, changes may also be required to be made to the construction type and/or the fire suppression system.

13. The project must meet all applicable Carson City Development Standards including but not limited to the following:
 - A portion of the project contains a FEMA AO flood zone. The project must obtain FEMA LOMA approval prior to a site improvement permit being issued.
 - The private storm drain must tie into the City storm main at a new manhole.
14. The Four-Hour Vehicular Volume Signal Warrant at the intersection of Little Lane and Stewart Street shall be reevaluated and submitted prior to issuance of the building permit. Typical day traffic and pedestrian volumes were not collected at the time of the original traffic impact study due to ongoing construction on Carson Street and the temporary closures of state offices. The revaluation shall utilize actual vehicle and pedestrian counts if state offices are re-opened and typical conditions reoccur, or shall utilize the most recent available historical data and the adjustment methodologies as described in the original traffic impact study and as approved by the City's Transportation Engineer. The signal warrant analysis shall include a review of the existing condition and the proposed project under a 10- Year Horizon Plus Project scenario.
15. If a Four-Hour Vehicular Volume Signal Warrant within that 10-year Horizon period is met, the project will participate in a pro-rata contribution accounting for its proportional share of the intersection improvements based on the identified cost of the improvements and the number of project generated trips impacting the intersection as described in the updated traffic impact study. The pro-rata contribution shall be applied through the construction of improvements of similar value in preparation for a future signalized intersection. Improvements shall include, but not be limited to, reconstruction of the driveway at the west approach to install ADA compliant sidewalks and curb ramps ensuring pedestrian access to the existing crosswalk south of the intersection prior to full intersection signalization, as approved by the City Engineer. Construction of improvements shall be included in the site improvement application and constructed with other site improvements.
16. The water model appears to have errors in calculating available fire flow. A corrected water model must be approved by Development Engineering and Carson City Fire Department prior to the issuance of any construction permits. If available fire flow is insufficient to meet IFC requirements, a different Type of construction must be used, or fire sprinklers added to the parking garage to decrease the required fire flow amount to be compatible with the available fire flow at the site.

BACKGROUND:

On December 15, 2020, the Planning Commission voted 5-1, (with one absence) to approve LU-2020-0045, a special use permit to allow alternative compliance of the Downtown Mixed-Use Standards, specifically standards related to a mixed-use requirement, a community amenity

requirement, the sidewalk specification, and building envelope step-back requirements relative to a multi-family residential development on property zoned Downtown Mixed-Use.

On November 5, 2021, a request to extend the expiration of the approved special use permit was approved by the Director of the Carson City Community Development Department noting a new expiration date of December 15, 2022.

On March 29, 2022, the applicant submitted a request for a time extension to pursue design and funding of their project due to limited availability of design professionals and delays related to other necessary reviews essential to the project. Staff recommends a new expiration date of December 15, 2023, a 1-year extension from the current date of expiration.

Carson City Municipal Code 18.02.080.8(c) authorizes the Planning Commission to approve additional extensions of time in the event that circumstances beyond the control of the applicant result in a failure to complete applicable special use permit conditions and commence the use. In making its decision, the Planning Commission must consider the continued appropriateness of the special use permit.

Should this request be approved, an updated notice of decision ("NOD") will be issued with these conditions which will supersede any previously issued NOD letters.

ATTACHMENT:

Letter dated March 29, 2022 from the Applicant
Approved site plan and building elevations for LU-2020-0045

RECEIVED

MAY 04 2022

CARSON CITY
PLANNING DIVISION



1603 LBJ FREEWAY
SUITE 800
DALLAS, TEXAS 75234
P. 469.522.4200
F. 469.522.4299

March 29, 2022

Lena Reseck
Carson City Community Development
Planning Division
108 E. Proctor Street
Carson City, NV 89701

RE: Extension of Special Use Permit #LU-2020-0045

Ms. Reseck:

Please accept this letter as a formal request for a second 1-year extension to SUP #LU-2020-0045. We need the additional time to complete the design and financing of our project. Project delays continue due to the workloads of our architects and engineers, as well as with HUD's review of our 221(d)(4) package.

We anticipate a construction start in the 1st quarter of 2023, but this is beyond the expiration date of our current SUP. An approval of a second 1-year extension will enable us to meet our goals for the project.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Johnson", with a long horizontal flourish extending to the right.

Randall A. Johnson
Vice President, Development
Pillar Income Asset Management



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

November 5, 2021

Pillar Income Asset Management
Randall Johnson
1603 LBJ Freeway, Ste 800
Dallas, TX 75234

Re: LU-2020-0045 – One Year Extension

Mr. Johnson:

Per your written request, a one year extension of the above Special Use Permit has been granted and the new expiration date is December 15, 2022.

The project will need to commence by December 15, 2022 or the permit shall become null and void. All other conditions of approval remain in effect.

This administrative extension is granted pursuant to Carson City Municipal Code 18.02.105(1c) that circumstances beyond the control of the applicant have resulted in the inability to commence or complete the use prior to the expiration date and subject to the consideration of the continued appropriateness of the Special Use Permit.

Please submit a copy of this extension approval and the Special Use Permit Notice of Decision with your building permit application.

Please contact our office if you have any additional questions.

Sincerely,

Hope Sullivan, AICP
Community Development Director



1603 LBJ FREEWAY
SUITE 800
DALLAS, TEXAS 75234
P. 469.522.4200
F. 469.522.4299

November 4, 2021

Lena Reseck
Carson City Community Development
Planning Division
108 E. Proctor Street
Carson City, NV 89701

RE: Extension of Special Use Permit #LU-2020-0045

Ms. Reseck:

Please accept this letter as a formal request for a 1-year extension to SUP #LU-2020-0045. We need the additional time to complete the design and financing of our project.

Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read "R. Johnson", with a long, sweeping horizontal line extending to the right.

Randall A. Johnson
Vice President, Development
Pillar Income Asset Management



Carson City Planning Division

108 E. Proctor St.
Carson City, Nevada 89701
(775) 887-2180
Planning@carson.org
www.carson.org

★ CLERK ★
FILED
Time 9:55 am

PLANNING COMMISSION
December 15, 2020

DEC 16 2020

By Una E. Reack
Deputy
Carson City, Nevada

NOTICE OF DECISION – LU-2020-0045

An application was received regarding a request for a Special Use Permit for to allow alternative compliance of the Downtown Mixed-Use Standards, specifically standards related to a mixed use requirement, a community amenity requirement, the sidewalk specification, and building envelope step-back requirements relative to a multi-family residential development on property zoned Downtown Mixed-Use (DT-MU), located at 906 South Stewart Street, APNs 004-055-02, and -07.


The Planning Commission conducted a public hearing on December 15, 2020, in conformance with City and State legal requirements and approved LU-2020-0045 based on the findings contained in the staff report and subject to the following conditions of approval.

RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of 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 Planning Commission meeting 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 use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.
5. The applicant must supply the required five amenities, subject to review and approval by the Community Development Director prior to the issuance of the construction permit. It is anticipated that public art will be utilized to meet this requirement. The art will be privately owned and maintained, and the public will have visual access to it.
6. Benches will be of the same specification as the other downtown benches.
7. Streetlights will be of the same specification as the streetlights on Carson Street.
8. This approval does not include the approval of any signs. Any proposed signs will require a sign application and must meet the downtown development standards.

9. A detailed lighting plan, including cut sheets, is required at the time of building permit application to ensure compliance with the downtown design standards.
10. All utility and mechanical equipment must be screened.
11. At the time of building permit application, the applicant shall demonstrate that 35 percent of the building at the pedestrian level includes window openings.
12. There appears to be an error in the water main analysis relative to available maximum flow. This analysis must be revised before a building or site improvement permit is issued. If there is insufficient capacity in the 6-inch main in 9th Street, it must be upgraded at the developer's expense. Depending on the results of the analysis, changes may also be required to be made to the construction type and/or the fire suppression system.
13. The project must meet all applicable Carson City Development Standards including but not limited to the following:
 - A portion of the project contains a FEMA AO flood zone. The project must obtain FEMA LOMA approval prior to a site improvement permit being issued.
 - The private storm drain must tie into the City storm main at a new manhole.
14. The Four-Hour Vehicular Volume Signal Warrant at the intersection of Little Lane and Stewart Street shall be revaluated and submitted prior to issuance of the building permit. Typical day traffic and pedestrian volumes were not collected at the time of the original traffic impact study due to ongoing construction on Carson Street and the temporary closures of state offices. The revaluation shall utilize actual vehicle and pedestrian counts if state offices are re-opened and typical conditions reoccur, or shall utilize the most recent available historical data and the adjustment methodologies as described in the original traffic impact study and as approved by the City's Transportation Engineer. The signal warrant analysis shall include a review of the existing condition and the proposed project under a 10- Year Horizon Plus Project scenario.
15. If a Four-Hour Vehicular Volume Signal Warrant within that 10-year Horizon period is met, the project will participate in a pro-rata contribution accounting for its proportional share of the intersection improvements based on the identified cost of the improvements and the number of project generated trips impacting the intersection as described in the updated traffic impact study. The pro-rata contribution shall be applied through the construction of improvements of similar value in preparation for a future signalized intersection. Improvements shall include, but not be limited to, reconstruction of the driveway at the west approach to install ADA compliant sidewalks and curb ramps ensuring pedestrian access to the existing crosswalk south of the intersection prior to full intersection signalization, as approved by the City Engineer. Construction of improvements shall be included in the site improvement application and constructed with other site improvements.
16. The water model appears to have errors in calculating available fire flow. A corrected water model must be approved by Development Engineering and Carson City Fire Department prior to the issuance of any construction permits. If available fire flow is insufficient to meet IFC requirements, a different Type of construction must be used, or fire sprinklers added to the parking garage to decrease the required fire flow amount to be compatible with the available fire flow at the site.
17. A detailed staging plan shall be included as a part of the construction plans. The plan shall demonstrate that the staging will not compromise any access easements.

This decision was made on a vote of 5 ayes, 1 nays, 1 vacancy.


Hope Sullivan, AICP
Planning Manager

Emailed on: Wednesday, December 16, 2020

By: Shelby Damron

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN
TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved
by the Carson City Planning Commission.


OWNER/APPLICANT SIGNATURE

12/17/2020
DATE

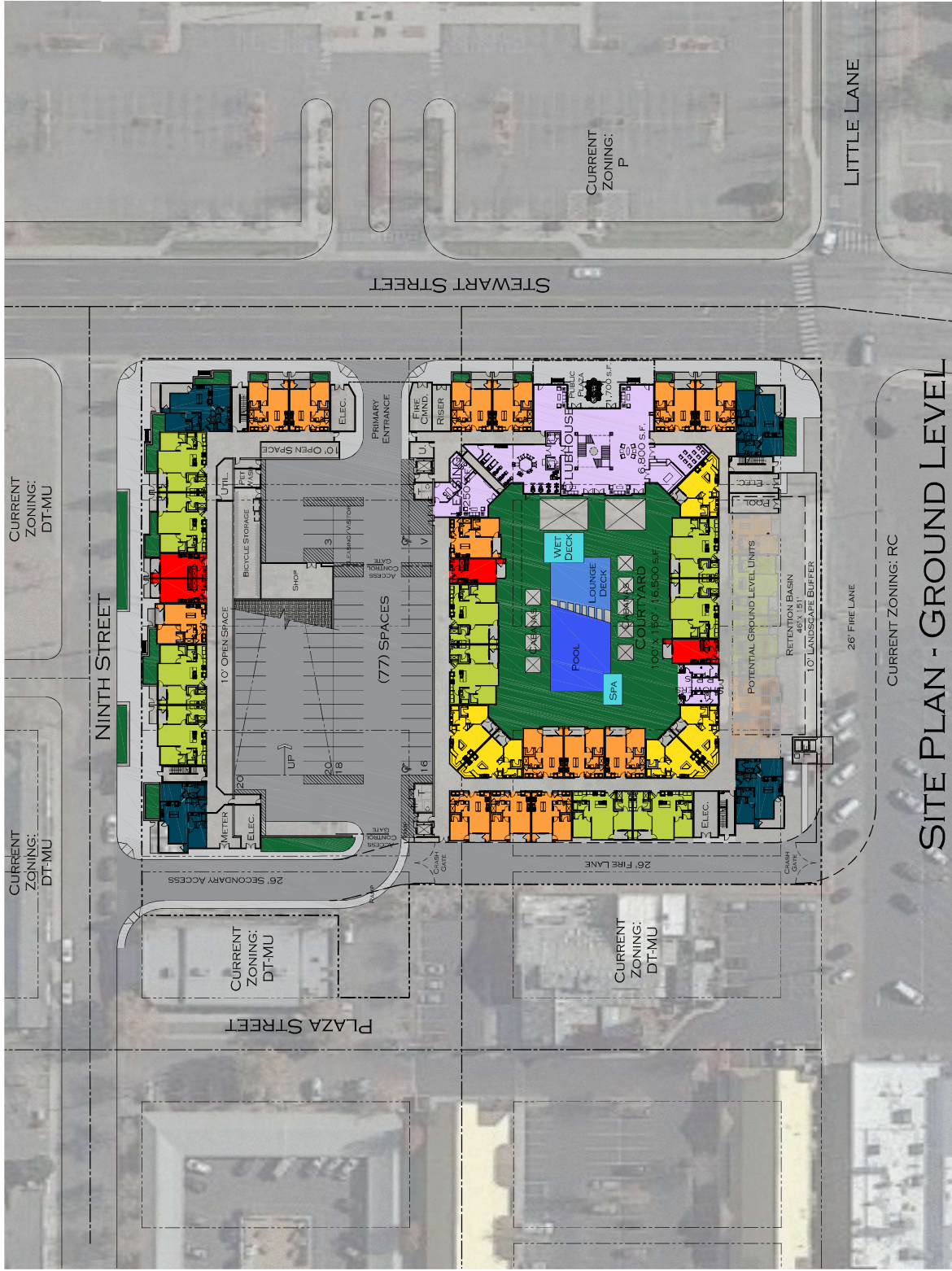

PLEASE PRINT YOUR NAME HERE

RETURN VIA:

Email to: lreseck@carson.org

Fax to: (775) 887-2278

Mail to: Carson City Planning Division
108 E. Proctor St.
Carson City, NV 89701



SITE PLAN - GROUND LEVEL

STEWART STREET APARTMENTS

906 SOUTH STEWART STREET, CARSON CITY, NEVADA, 89701
CONSOLIDATED MUNICIPALITY OF CARSON CITY, NEVADA

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This is a conceptual site plan and is not a final design. The design is subject to change.
The design is subject to change without notice. The design is not a final design.



STUDIO 1 BED 1 BED
S1 A1 A2
20 UNITS 99 UNITS 37 UNITS
500 S.F. 785 S.F. 811 S.F.



2 BED 2 BED
B1 B2
72 UNITS 20 UNITS
1,138 S.F. 1,146 S.F.



UNIT MATRIX

STUDIO	1-BED	2-BED	TOTALS
S1	A1	A2	
21	101	37	248
9	55%	37%	100%

UNIT MATRIX - ALTERNATE

STUDIO	1-BED	2-BED	TOTALS
S1	A1	A2	
21	98	37	248
9	54%	37%	100%

SITE INFORMATION

JURISDICTION:
CARSON CITY, NEVADA
ZONING:
CURRENT: DOWNTOWN MIXED USE (DTMU)
APN:
PARCEL NO'S: 004-0505-02 & 004-0505-07

LOT SIZE:
149,819 S.F. = 3.44 ACRES (APPROX. NET)

UNIT TYPE	# UNITS	# ALTERNATE
STUDIOS	21	21
1-BED	101	98
2-BED	37	37
TOTAL UNITS	253	248
DENSITY:	253 / 3.44	73.55 U/GA

PARKING REQUIREMENTS

PARKING REQUIRED:	159 + 1.00 = 159
2-BED / STUDIO	94 + 1.25 = 118
VISITOR	253 / 8 = 32
TOTAL REQUIRED:	309
TOTAL PROVIDED (1.69 PER UNIT):	427
H/C PARKING REQUIREMENTS	
H/C PARKING REQUIRED:	309 * 2% = 7
H/C PARKING PROVIDED:	7



SCALE: 1" = 30'
0 30 60 120
NOVEMBER 05, 2020

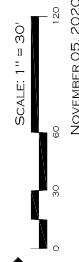
Perلمان
ARCHITECTS



LEVEL 2



LEVELS 3-5

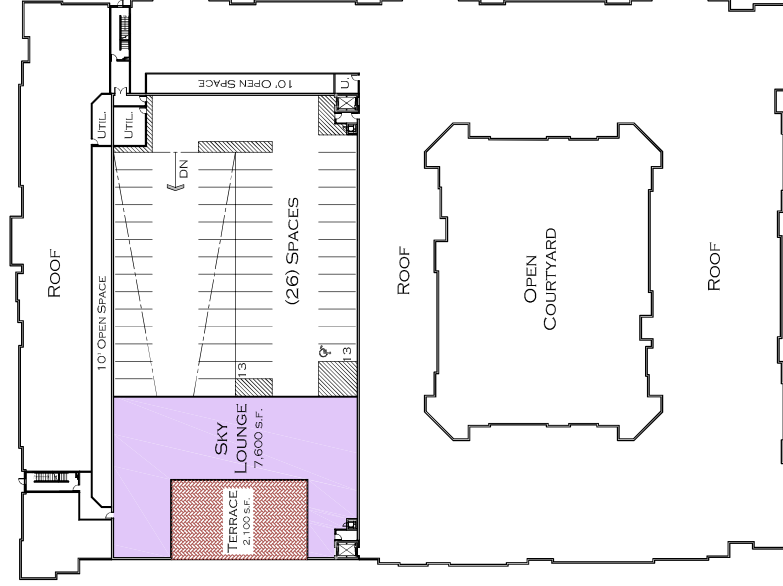


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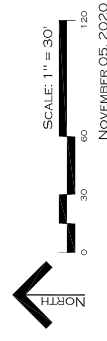




ROOF LEVEL

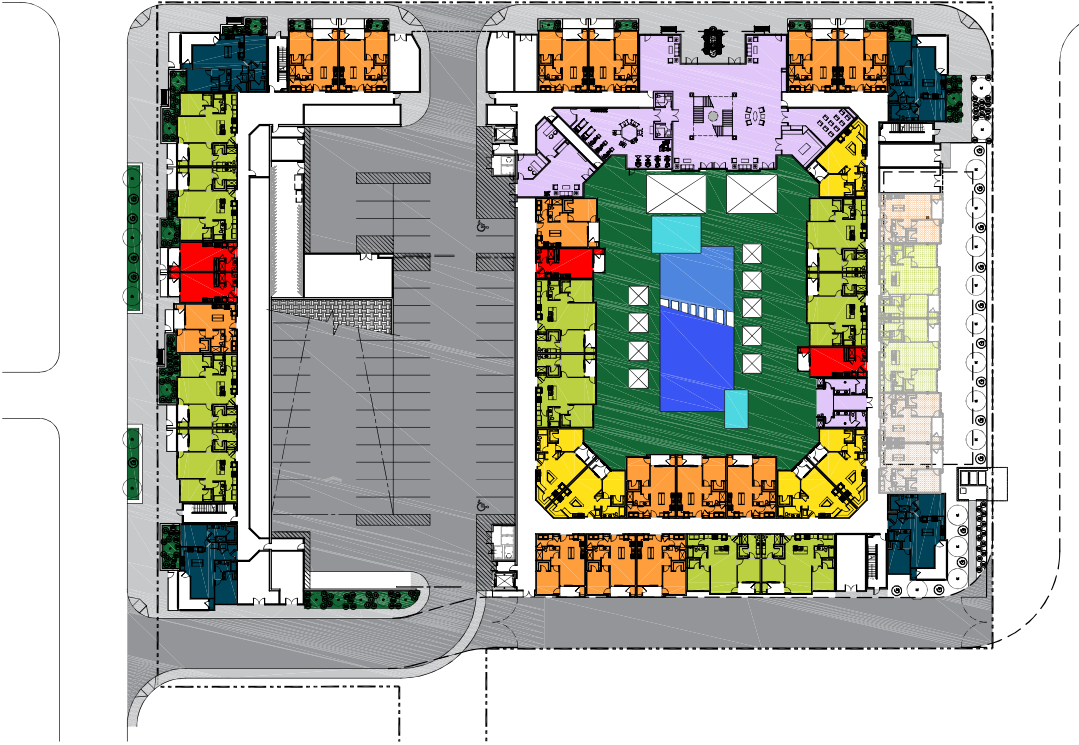
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PLANTING LEGEND

- K

PINUS MONOPHYLLA
SINGLE-LEAF PINYON PINE
- P

SORBUS AMERICANA
MOUNTAIN ASH
- N

ACER PSEUDOPLATANUS
SYCAMORE MAPLE
- D

CRATAEGUS
HAWTHORN
- C

THYMUS SERPYLLUM
CREEPING THYME
- E

LONICERA PERICLYMENUM
HONEYSUCKLE
- G

EUONYMUS ALATUS
COLES COMPACT DWARF BURNING BUSH

LANDSCAPE PLAN

STEWART STREET APARTMENTS

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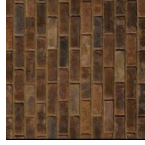
NOVEMBER 05, 2020



North Elevation



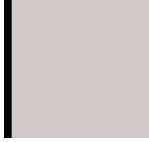
EXTRA WHITE,
SW-7006,
STUCCO,
LIGHT SAND
TEXTURE



CULTURED
BRICK VENEER,
USED BRICK,
HIGH DESERT



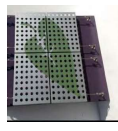
HARDIEPLANK
LAP SIDING -
SELECT
CEDAR MILL
HIGH
PERFORMANCE
GRAY



DESTINY,
SW-6274,
STUCCO,
LIGHT SAND
TEXTURE



CLOAK GRAY,
SW-6278,
STUCCO,
LIGHT SAND
TEXTURE



PAINTED
STEEL
PARKING
STRUCTURE
SCREEN

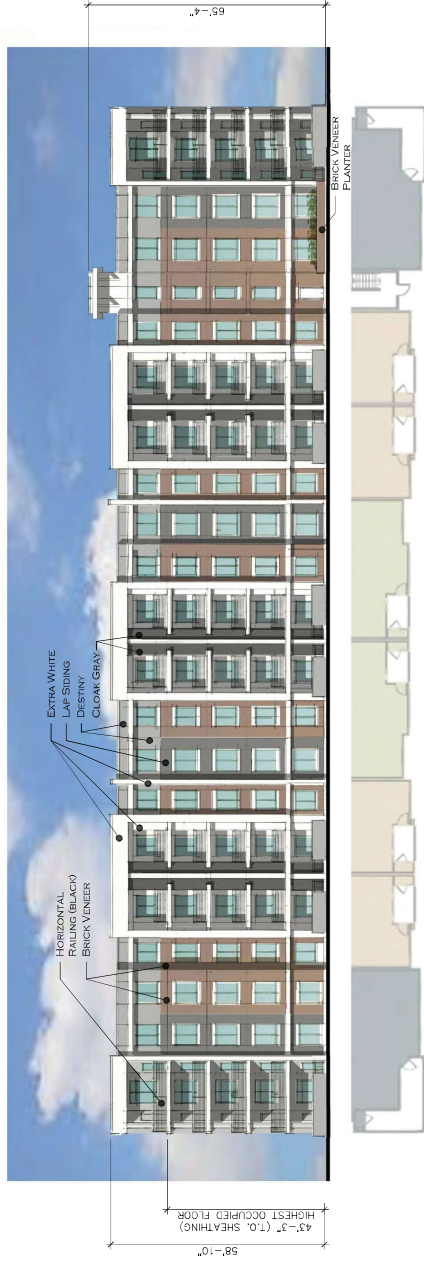


East Elevation

SCALE: 1/16" = 1'-0"
0 16 32 64
NOVEMBER 05, 2020

STEWART STREET APARTMENTS

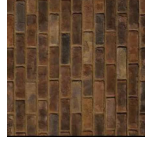
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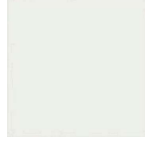
South Elevation



HARDIEPLANK
LAP SIDING -
SELECT
CEDAR MILL
HIGH
PERFORMANCE
GRAY



CULTURED
BRICK VENEER,
USED BRICK,
HIGH DESERT



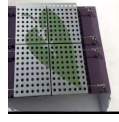
EXTRA WHITE,
SW-7006,
STUCCO,
LIGHT SAND
TEXTURE



CLOAK GRAY,
SW-6278,
STUCCO,
LIGHT SAND
TEXTURE



DESTINY,
SW-6274,
STUCCO,
LIGHT SAND
TEXTURE



PAINTED
STEEL
PARKING
STRUCTURE
SCREEN



West Elevation



STEWART STREET APARTMENTS




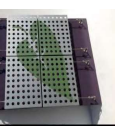


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South Elevation - Alternate

	EXTRA WHITE, SW-7006, STUCCO, LIGHT SAND TEXTURE		CULTURED BRICK VENEER, USED BRICK, HIGH DESERT		HARDIEPLANK LAP SIDING - SELECT CEDARMILL HIGH PERFORMANCE GRAY		PAINTED STEEL PARKING STRUCTURE SCREEN
	DESTINY, SW-6274, STUCCO, LIGHT SAND TEXTURE		CLOAK GRAY, SW-6278, STUCCO, LIGHT SAND TEXTURE				

SCALE: 1/16" = 1'-0"

0 16 32 64

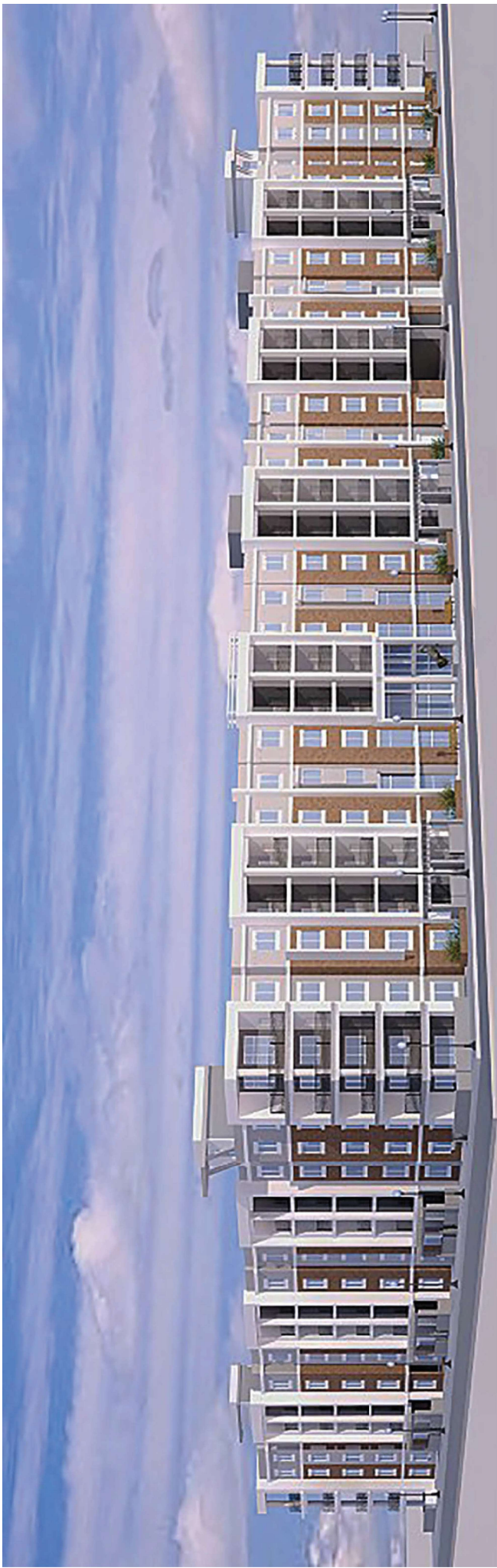
NOVEMBER 05, 2020

STEWART STREET APARTMENTS

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Pillar Income Asset Management





RENDERING - SOUTHEAST

STEWART STREET APARTMENTS

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NOVEMBER 05, 2020





RENDERING - NORTHWEST

STEWART STREET APARTMENTS

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NOVEMBER 05, 2020





RENDERING - SOUTHWEST

STEWART STREET APARTMENTS

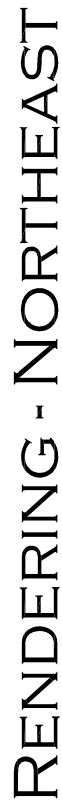
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NOVEMBER 05, 2020





906 SOUTH STEWART STREET, CARSON CITY, NEVADA, 89701
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Perlman
ARCHITECTS