



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

**DATE:** June 29, 2022

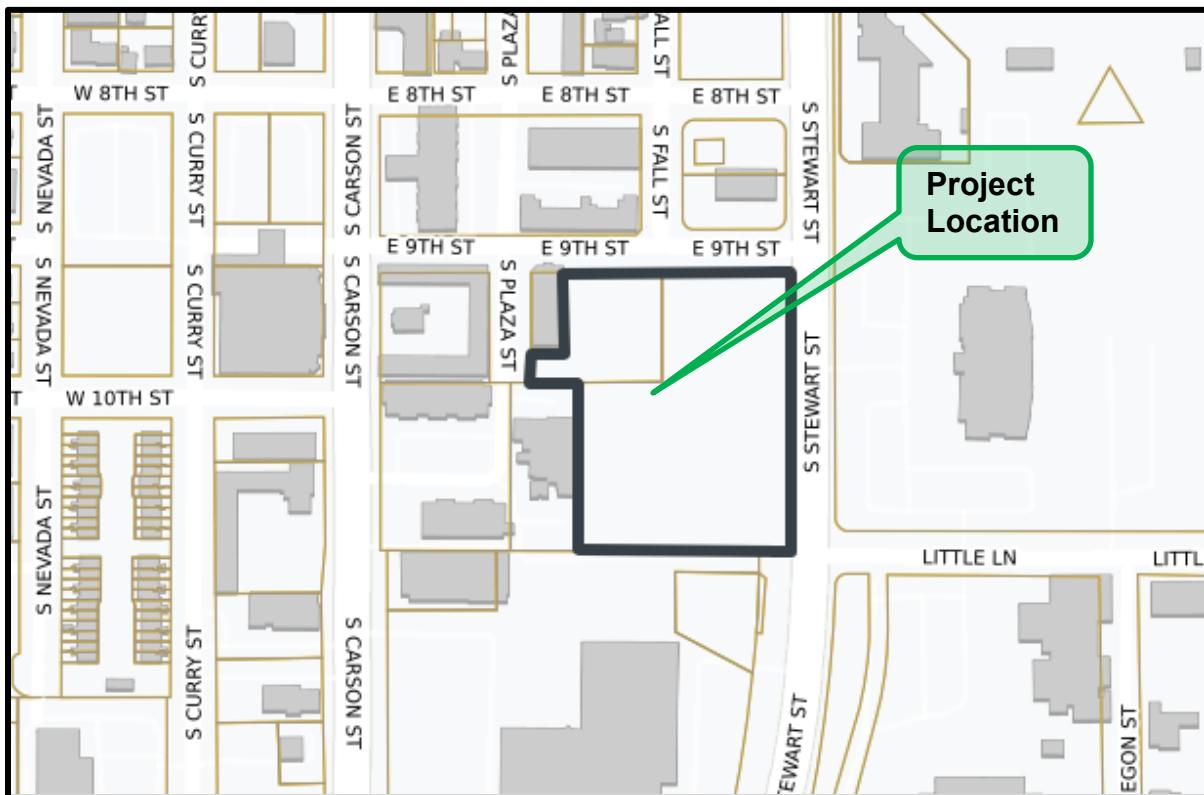
**TO:** Carson City Planning Commission

**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](mailto: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 reevaluation 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 1<sup>st</sup> 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 blue ink signature of the name 'Randall A. Johnson'.

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



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

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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,

A handwritten signature in blue ink, appearing to read "Hope Sullivan".

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 black ink, appearing to read 'Randall A. Johnson'.

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 1:55 p.m.

PLANNING COMMISSION  
December 15, 2020

DEC 16 2020

By Uma E. Resick  
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 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.
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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.



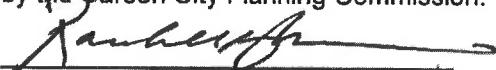
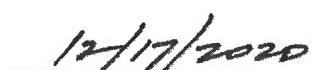
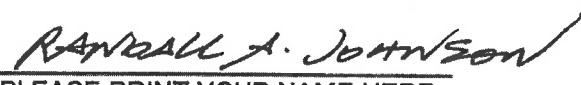
Hope Sullivan, AICP  
Planning Manager

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  
DATE

PLEASE PRINT YOUR NAME HERE

**RETURN VIA:**

Email to: [ireseck@carson.org](mailto:ireseck@carson.org)

Fax to: (775) 887-2278

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



	STUDIO	1 BED	1 BED	A2
S1	20 UNITS	99 UNITS	37 UNITS	811 S.F.
	2 BED	2 BED	B2	
B1	72 UNITS	20 UNITS		
	500 S.F.	1,138 S.F.		1,146 S.F.

**UNIT MATRIX**

Studio	1-BEDRM		2-BEDRM		TOTAL UNITS/TYPES	
	S1	A1	A2	B1	B2	
21	101	37	74	20		253
21	38		94			100 %
	9 %	55 %	37 %			PERCENTAGE UNIT MIX

Studio	1-BEDRM		2-BEDRM		TOTAL UNITS/TYPES	
	S1	A1	A2	B1	B2	
21	98	37	72	20		248
21	35		92			100 %
	9 %	54 %	37 %			PERCENTAGE UNIT MIX

**SITE INFORMATION**

JURISDICTION: CARSON CITY, NEVADA  
ZONING: CURRENT: DOWNTOWN MIXED USE (DT/MU)

APN: PARCEL NO'S. 004-055-02 & 004-055-07  
LOT SIZE: 1,498.819 S.F. = 3.44 ACRES (APPROX. NET)

UNIT MIX # UNITS # ALTERNATE  
STUDIOS 21 21  
1 BED 103 103  
2 BED 92 92  
TOTAL UNITS 253 253  
DENSITY: 253 / 3.44 = 73.55 U/A

**PARKING REQUIREMENTS**

PARKING REQUIRED: 189 \* 1 CO = 189  
1 BED STUDIO 94.11 25 = 118  
2 BED 253 / 8 = 32  
VISITOR 90 90  
TOTAL REQUIRED: 309  
TOTAL PROVIDED (1.69 PER UNIT): 427



# STEWART STREET APARTMENTS

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

LEVELS 3-5



LEVEL 2



**STEWART STREET APARTMENTS**

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

# STEWART STREET APARTMENTS

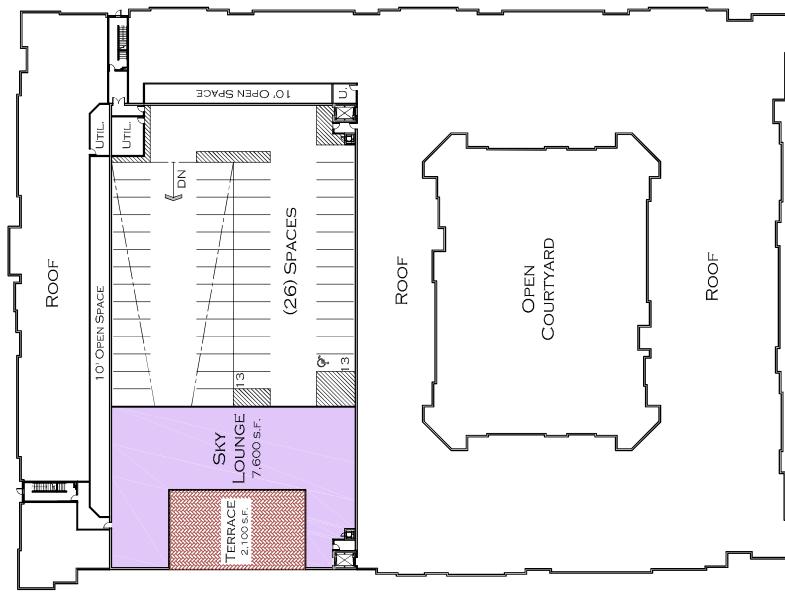
906 SOUTH STEWART STREET, CARSON CITY, NEVADA, 89701  
CONSOLIDATED MUNICIPALITY OF CARSON CITY, NEVADA



Periman  
ARCHITECTS

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

## ROOF LEVEL



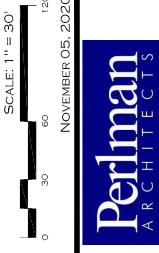
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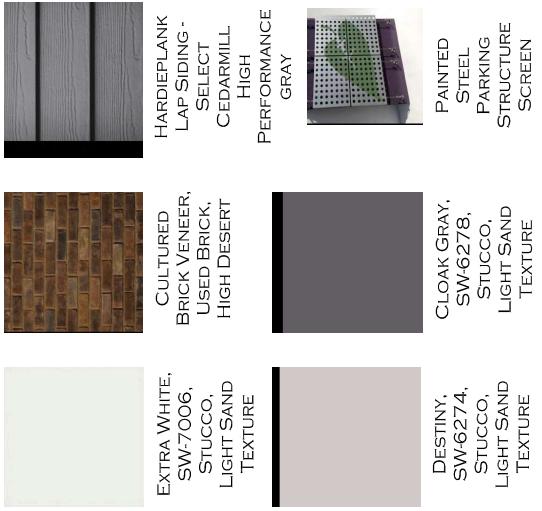
# STEWART STREET APARTMENTS

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



## LANDSCAPE PLAN





### *North Elevation*



### *East Elevation*

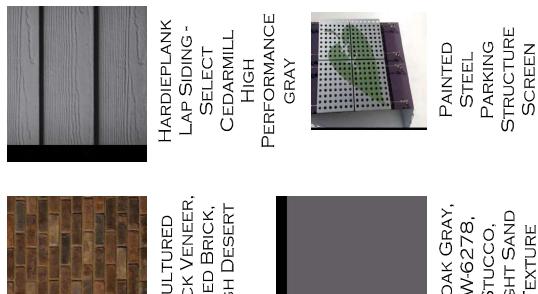
# STEWART STREET APARTMENTS

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

Pillar Income

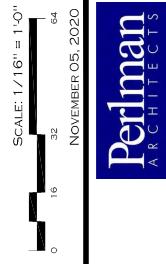
SCALE: 1/16" = 1'-0" 64  
16 32 NOVEMBER 05, 2020

Perlman  
ARCHITECTS



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

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**Periman**  
ARCHITECTURE

# STEWART STREET APARTMENTS

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

PAINTED  
STEEL  
PARKING  
STRUCTURE  
SCREEN

CULTURED  
BRICK VENEER,  
USED BRICK,  
HIGH DESERT  
TEXTURE

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

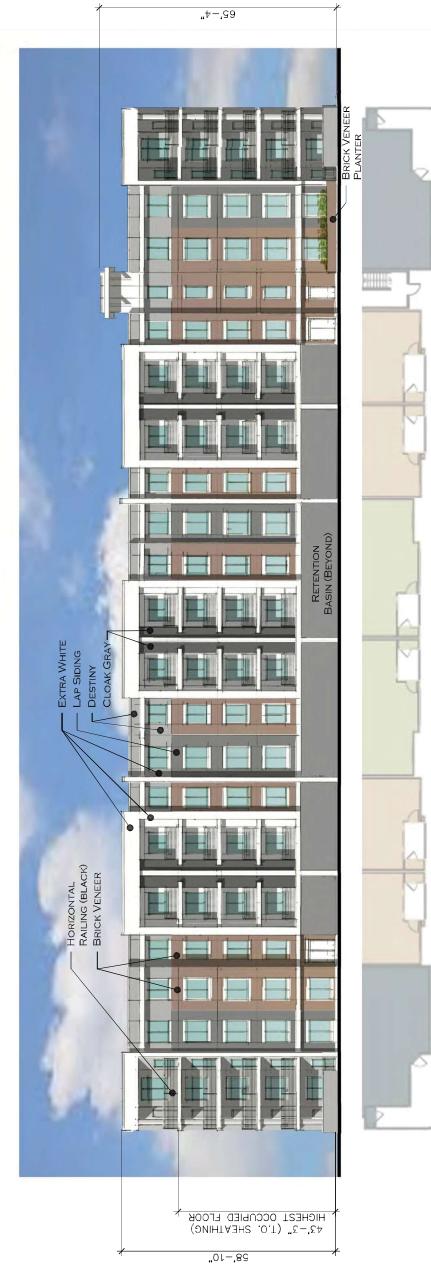
HARDIEPLANK  
LAP SIDING -  
SELECT  
CEDARMILL  
HIGH  
GRAY



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

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

DESTINY,  
SW-6274,  
STUCCO,  
LIGHT SAND  
TEXTURE



*South Elevation - Alternate*



# RENDERING - SOUTHEAST

## STEWART STREET APARTMENTS

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

NOVEMBER 05, 2020

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ARCHITECTS



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This is a conceptual rendering of the proposed building. It is not a final design and is subject to change. The final design will be determined by the City of Carson City.



## RENDERING - NORTHWEST

## STEWART STREET APARTMENTS

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

NOVEMBER 05, 2020

Perman  
ARCHITECTS

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This is a conceptual rendering of the proposed project. The design is subject to change.  
The City of Carson City, Nevada, and the Consolidated Municipality of Carson City, Nevada, do not guarantee the accuracy of the information contained in this rendering.

Pillar Income  
ASSET MANAGEMENT

## STEWART STREET APARTMENTS

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

### RENDERING - SOUTHWEST





## RENDERING - NORTHEAST

# STEWART STREET APARTMENTS

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

NOVEMBER 05, 2020

Periman  
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