

STAFF REPORT FOR PLANNING COMMISSION MEETING OF OCTOBER 26, 2022

FILE NO: LU-2022-0397

AGENDA ITEM: 6.C

STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request from Tom Metcalf (“Applicant”) for a special use permit (“SUP”) to allow for a guest building greater than 1,000 square feet in size on a property zoned Single Family Residential – 1 Acre-Planned Unit Development (“SF1A-P”) located at 2669 Skyview Court, Assessor’s Parcel Number (“APN”) 007-671-09. (Heather Manzo hmanzo@carson.org)

STAFF SUMMARY: The final map for this subdivision was recorded in mid-September 2022 and the parcel is currently vacant. The Applicant has stated the primary residence will consist of a total of ±3,670 square feet with ±2,771 square feet of living space. The Applicant is seeking an SUP to allow for the construction of a guest building totaling approximately 1,176 square feet of living space in association with the construction of a primary residence. AN SUP is required. The Planning Commission is authorized to approve the SUP.

PROPOSED MOTION: “I move to approve special use permit LU-2022-0397, based on the ability to make all findings and subject to the conditions of approval contained in the staff report.”

VICINITY

MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

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 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 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 final approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division of the Carson City Community Development Department (“Planning Division”) at least 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.
5. The Applicant shall submit a copy of the Notice of Decision and an explanation of how the request addresses each condition with the building permit application.
6. Prior to the issuance of any permit associated with this request, the Applicant shall have plans approved demonstrating that the permit for the primary structure has been issued.
7. Prior to the issuance of a certificate of occupancy (“CO”) for the guest building, the CO for the primary residence shall be issued.
8. Prior to the issuance of any permit associated with this request, the Applicant shall have plans approved demonstrating that the guest building living space square footage shall not exceed 1,176 square feet in size and that the accessory structure shall not exceed 1,456.5 square feet in size. Exterior finishes shall be consistent with the primary residence.

LEGAL REQUIREMENTS: Carson City Municipal Code (“CCMC”) 18.02.050 (Review); 18.02.080 (Special Use Permits) 18.04.055 (Single Family 1 Acre (“SF1A”)); 18.04.190 (Residential Districts Intensity and Dimensional Standards); and Carson City Development Standards (CCDS) Division 1, Section 1.4 (Guest Building Development).

MASTER PLAN DESIGNATION: Low Density Residential

ZONING: Single Family – 1 Acre

KEY ISSUES: Will the proposed accessory structure have an adverse impact on the surrounding residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: SF1A-P – Vacant
EAST: SF1A-P – Vacant
SOUTH: SF1A-P – Vacant
WEST: SF1A-P – Vacant

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: X Shaded (areas of minimal flooding)

SLOPE/DRAINAGE: The site is level. There is a creek adjacent to the site to the south.

SEISMIC ZONE: The closest fault is over 500 feet away

SITE DEVELOPMENT INFORMATION:

PARCEL AREA: ±29,129 square feet

EXISTING PRIMARY USE: Vacant single family lot

PROPOSED GUEST BUILDING SIZE: 1,176 square feet

SETBACKS: Front = 30 feet to back of curb, Side = 15 feet, Street Side = 20 feet, and Rear = 30 feet

VARIANCES REQUESTED: None

BACKGROUND: The subject site is lot 10 within the Adams Estates subdivision. A tentative Planned Unit Development was approved in 2021 that changed the zoning from SF1A to SF1A-P and also included a subdivision map to divide the overall site into 12 residential lots with a common open space parcel. The final map for the single-family subdivision was recorded on September 16, 2022. The Applicant anticipates construction of a single-family residence and would like to construct a guest building concurrently. Approval of the PUD established minimum lot criteria including setback standards. Uses and other development standards not specifically addressed by the PUD approval are subject to the SF1A base zoning code. No specific standards were established with the PUD for guest buildings.

DISCUSSION: Per CCMC 18.04.055.2 a guest building is an allowable accessory use when incidental to a primary permitted use within the SF1A zoning district. Guest buildings are subject to the standards set forth in CCDS Section 1.4 (Guest Building Development). Guest buildings on properties zoned SF1A require the approval of an SUP if the square footage exceeds 50% of the primary structure living space or 1,000 square feet in size, whichever is less. The subject site is 29,129 square feet in size and the primary single-family structure is anticipated to be ±3,670 square feet with ±2,771 square feet of living space and the remainder area being garage and storage area. The Applicant is seeking an SUP to allow for the construction of a guest building totaling approximately 1,176 square feet of living space with an attached ±264 square foot garage in association with the construction of the primary residence. The proposed guest building is less than 50% of the living space of the anticipated primary residence but exceeds 1,000 square feet, therefore an SUP is required.

Detached guest buildings are considered accessory structures and must adhere to the accessory structure standards in CCMC 18.05.055 (Accessory Structures). Accessory structures within the SF1A zone are subject to the setbacks established for the primary residence. When an accessory structure is less than 50% of the total square footage of the primary structure and when less than 5% of the parcel size, there is no trigger for additional review. The proposed guest building with attached garage is ±1,440 square feet falling below 5% of the lot square footage (1,456.5 square feet). The request is under the accessory structure criteria to trigger additional reviews. It is worth noting that future accessory structures proposed for the site will be subject to the cumulative square footage standards and may trigger future entitlements.

The Applicant has noted that the primary residence will be constructed with a combination of metal and composition roofing, and the walls will integrate a mixture of materials to include board and batten siding, corrugated metal siding, and stone accents. The Applicant has stated that the proposed guest building will be constructed using materials and colors consistent with the primary residence. Per CCMC 18.02.080, the Planning Commission has the authority to approve a special use permit upon making each of the seven required findings in the affirmative.

PUBLIC COMMENTS: Public notices were mailed to 91 property owners within 600 feet of the subject site on October 12, 2022. As of the date of writing of this report, staff has not received any inquiries regarding this application. Additional comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on October 26, 2022 depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:

Plans were routed to commenting agencies and the following comments were received. Comments have been incorporated into the conditions of approval as appropriate.

Carson City Public Works Department, Development Engineering Group (“Development Engineering”):

Development Engineering has no preference or objection to the special use request and offers no conditions of approval.

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 the Master Plan as it pertains to Engineering.

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 has a negligible impact on vehicular and pedestrian traffic.

CCMC 18.02.080(5)(d) - Public Services

The project has a negligible impact to City sewer, water and storm drain infrastructure.

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 meets engineering standards for health and safety.

Earthquake faults: Beyond 500 feet away.

FEMA flood zones: The guest house is not within the floodplain.

Site slope: The site is level.

Soils and Groundwater: There is a creek adjacent to the site. Standard building practices must be implemented for high groundwater if discovered during excavation.

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.

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

1. Will be consistent with the master plan elements.

The subject property is designated as Low Density Residential, and the primary uses within this Master Plan land use designation include single family residences. The proposed accessory structure is intended to be utilized by the resident and will not change the use of the land.

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 Applicant has proposed a guest building that will be constructed concurrent with or following the construction of the primary single-family residence. The requested guest building conforms with the established setback requirements. The proposal will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or neighborhood. The guest building will be used in accordance with CCDS 1.4 (Guest Building Development).

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

The land use will continue to be single-family residential with the trips associated with a single-family residence. The impact to traffic will be negligible. Pedestrian facilities will be constructed with the site improvement permit for Adams Estates. This request will not trigger new improvements beyond the sidewalk and roadway improvements associated with the overall subdivision.

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.

The proposed guest building does not constitute a change of use. The land use will continue to be single-family residential. The project will connect to sewer and water infrastructure and does not require modifications to the existing storm drain infrastructure. The project will not result in increased impacts on schools, police or fire protection.

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.

The requested guest building is subject to the standards contained in CCDS 1.4. Below summarizes the requirements as they relate to the request:

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, assessors parcel number, north arrow, scale, location of other outbuildings.

Staff Response – The Applicant has provided a site plan that addresses these requirements. The property will be served by City water and sewer and the building permit application will need to identify the location of planned utilities. Access will be from Skyview Court via a single driveway that will provide

access to the primary residence and the guest building.

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.

Staff Response – This requirement will be met during the building permit process.

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.

Staff Response – Since the subject site is currently vacant, this standard is not applicable.

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:

- a. In the SF6, MH6, SF12 and MH12 zoning districts, a maximum of 700 square feet;
- b. In all other single family residential districts, a maximum of 1,000 square feet.

Staff Response – The property is zoned SF1A-P and has requested an SUP to allow for guest building living space in excess of 1,000 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.

Staff Response – The setbacks for the development were adopted with the Adams Estates Tentative Planned Unit Development (SUB-2021-0132 to be Front: 30 feet from back of curb, Rear: 30 feet, Side: 15 feet, and Street Side: 20 feet. The Applicant proposes guest building setbacks which comply with the adopted setbacks. Additionally, the guest building will be located behind the front line of the primary residence and is proposed to have a 62-foot front setback.

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.

Staff Response – The Application materials identify a single-story guest building that will comply with the height limitations for the zone.

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.

Staff Response – Parking for the guest building is provided through the attached garage and there is additional space available onsite for additional parking.

1.4.8 Site Design.

- a. 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;
b. Only one entrance may be visible from the street frontage.

Staff Response – The Applicant has noted that the primary residence will be constructed with a combination of metal and composition roofing, and the walls will integrate a mixture of materials to include board and batten siding, corrugated metal siding, and stone accents. The Applicant has stated that the proposed guest building will be constructed using materials and colors consistent with the primary residence. The site plan shows that only the primary residence entrance will be visible from the street frontage.

1.4.9 Modifications to These Provisions.

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

Staff Response – This is a request to construct a guest building which exceeds these provisions as they pertain to the maximum guest building living space. No variances are requested.

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

Staff Response – The Applicant will meet this requirement and will be required to record a restriction against the property acknowledging such.

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

The structure has a single-family appearance and is consistent with the zoning code and development standards. The requested guest building will be designed according to current Building, Fire and Health codes, will be consistent with the architecture of the primary residence and is an accessory structure to the primary residence. Approval of the request will not be detrimental to public health, safety, convenience, and welfare.

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

The primary use of the subject site is a single-family residential use, and the proposed guest building will not change the land use. The proposed guest building will not result in material damage or prejudice to other property in the vicinity.

Attachments: Application LU-2022-0397
Public Comment

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

FILE #

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

APPLICANT Tom Metcalf **PHONE #** (775) 691-7538

MAILING ADDRESS, CITY, STATE, ZIP
 2578 S. Curry St. Suite #1 CC, NV 89703

EMAIL ADDRESS
 tom@metcalfbuilders.com

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)

PROPERTY OWNER Adams Carson LLC **PHONE #** (208) 562-4100

MAILING ADDRESS, CITY, STATE, ZIP
 5598 North Eagle Road ST. 102 Boise, ID

EMAIL ADDRESS
 sneighbors@strategissos.com

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

APPLICANT AGENT/REPRESENTATIVE Tom Metcalf **PHONE #** (775) 691-7538

MAILING ADDRESS, CITY STATE, ZIP
 2578 S. Curry St. Suite 1 CC, NV 89703

EMAIL ADDRESS
 tom@metcalfbuilders.com

Submittal 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.

Project's Assessor Parcel Number(s):
 APN. 007-061-61

Street Address
 Lot number 10

Project's Master Plan Designation
 LOW DENSITY RESIDENTIAL

Project's Current Zoning
 LSF 1acre

Nearest Major Cross Street(s)
 Longview Way

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

Guest house

PROPERTY OWNER'S AFFIDAVIT

I, Steven Neighbors, 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.

Adams Carson, LLC

Signature [Signature]

Address 5598 N. Eagle Boise ID 83713

Date 8/24/2020

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

STATE OF NEVADA
 COUNTY of Carson City

On August 24, Steve Neighbors, 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.

Bailey Duke
 Notary Public

Notary Public - State of Nevada
 BAILEY DUKE
 Appointment Recorded in Washoe County
 No. 21-9482-02 - Expires July 20, 2025



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.

SITE PLAN CHECKLIST AND PROJECT IMPACT REPORTS

SITE PLAN: The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded. The site plan shall include the following information:

1. Show a north point arrow and site plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals 20 feet on the original site plan:



2. Vicinity map must be shown on the site plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
3. Title block in lower right-hand corner including:
 - (a) Applicant's name, mailing address, and daytime phone number (including area code).
 - (b) The name, mailing address, and daytime phone number of the person preparing the site plan, if different from applicant.
 - (c) The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
 - (d) Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
 - (e) Project title and permit request. (Example: Variance, Special Use Permit).
4. Property lines of the subject property with dimensions indicated.
5. All existing and proposed structures shall be shown, including:
 - (a) Distances from property lines indicated by dimensions.
 - (b) Distances between buildings shall be indicated on the site plan.
 - (c) Clearly label existing and proposed structures and uses, and show dimensions.
 - (d) Square footage of all existing and proposed structures.
 - (e) If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
 - (f) Elevations of any proposed structures/additions.
 - (g) All easements.
6. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation.
7. Project access:
 - (a) Show the location of proposed street access and all existing accesses of neighboring properties including across the street.
 - (b) Show adjoining street names.
 - (c) Show all curb cuts with dimension.
8. Show the Assessor Parcel Number(s) of adjoining parcels.
9. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own.
10. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields.
11. If specific landscape areas are required or provided, show with dimensions.
12. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.

PROJECT IMPACT REPORTS: Provide documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports required per the Carson City Development Standards, Divisions 12, 14 and 15. Contact Development Engineering to determine if these are necessary for your project at (775) 887-2300.

SPECIAL USE PERMIT APPLICATION FINDINGS

State law requires that the Planning Commission consider and support the statements below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the required findings with as much detail as possible to ensure that there is adequate information supporting your proposal.

THE FINDINGS BELOW ARE PROVIDED IN THE EXACT LANGUAGE FOUND IN THE CARSON CITY MUNICIPAL CODE (CCMC), FOLLOWED BY EXPLANATIONS TO GUIDE YOU IN YOUR RESPONSE. ON A SEPARATE SHEET TO BE INCLUDED WITH YOUR COMPLETE APPLICATION, LIST EACH FINDING AND PROVIDE A RESPONSE IN YOUR OWN WORDS. ANSWER THE QUESTIONS AS COMPLETELY AS POSSIBLE TO PROVIDE THE PLANNING COMMISSION WITH THE DETAILS NECESSARY TO CONSIDER YOUR PROJECT. IF A FINDING DOES NOT APPLY TO YOUR SITUATION, EXPLAIN WHY.

CCMC 18.02.080(5) FINDINGS. Findings from a preponderance of evidence must indicate that the proposed use:

1. Will be consistent with the objectives of the Master Plan elements.

Explanation: Yes. The requested use will be consistent with the objectives of the Master Plan elements

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.

Explanation: The use will not be detrimental to any of the items above. The use is a mothers-in-law quarters.

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

Explanation: The use will have 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.

Explanation: The use will not overburden existing public services.

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.

Explanation: I will meet and follow all applicable rules and regulations.

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

Explanation: The use will not be detrimental to the items above.

7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

Explanation: The use will not result in material damage or prejudice to the items above.

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.

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.



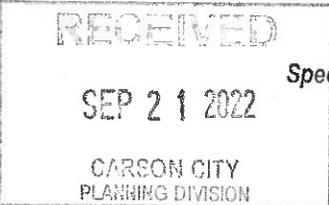
Applicant's Signature

Tom Metcalf

Print Name

08-18-2022

Date



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: ADAMS ESTATES

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



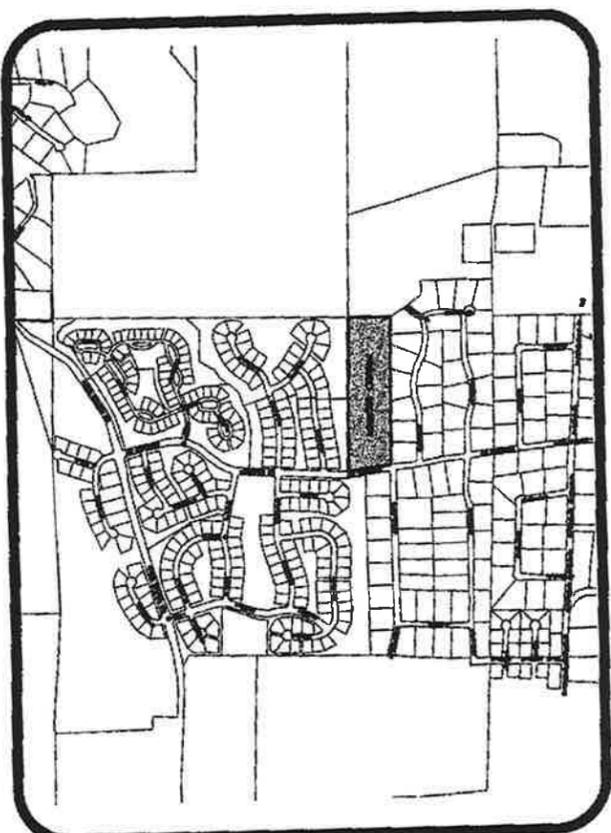
The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

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)?

THIS SITE PLAN IS PROVIDED FOR THE LOCATION OF THE PROJECT FOR CONSTRUCTION PURPOSES ONLY. THIS IS NOT A GRADING PLAN.



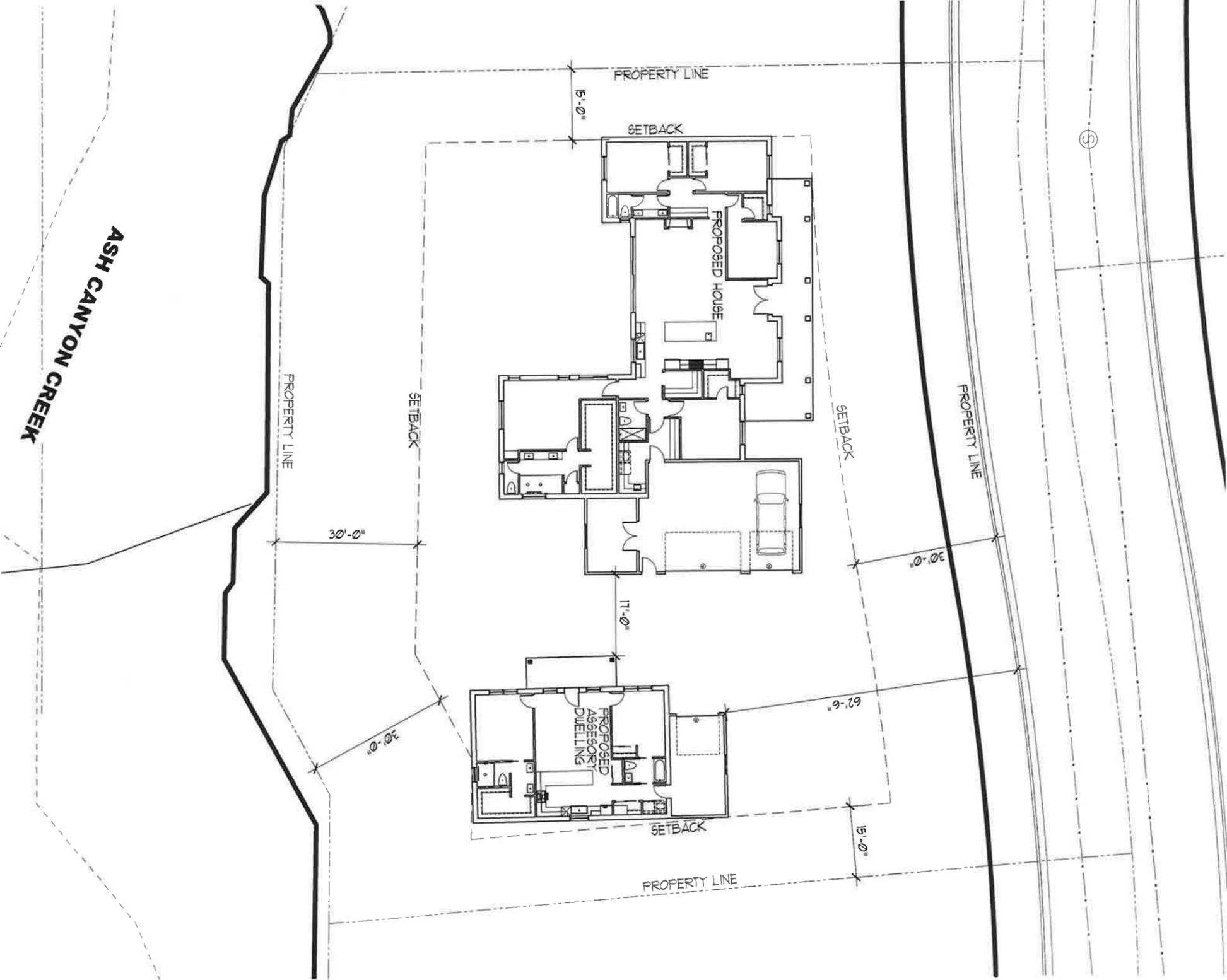
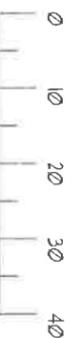
VICINITY MAP
NOT TO SCALE

APN. ADAMS ESTATES
 SUBDIVISION - ADAMS ESTATES
 LOT 10
 ACREAGE 29,129 SF.
 ZONING
 SETBACKS: FRONT - 30'
 SIDES - 15'
 REAR - 30'

FLOOD ZONE:
 PHYSICAL ADDRESS: SKY VIEW COURT
 CARSON CITY, NV 89703

MAIN HOUSE: 2,771 SF LIVING
ASSERORY HOUSE: 1,176 SF LIVING

SITE PLAN

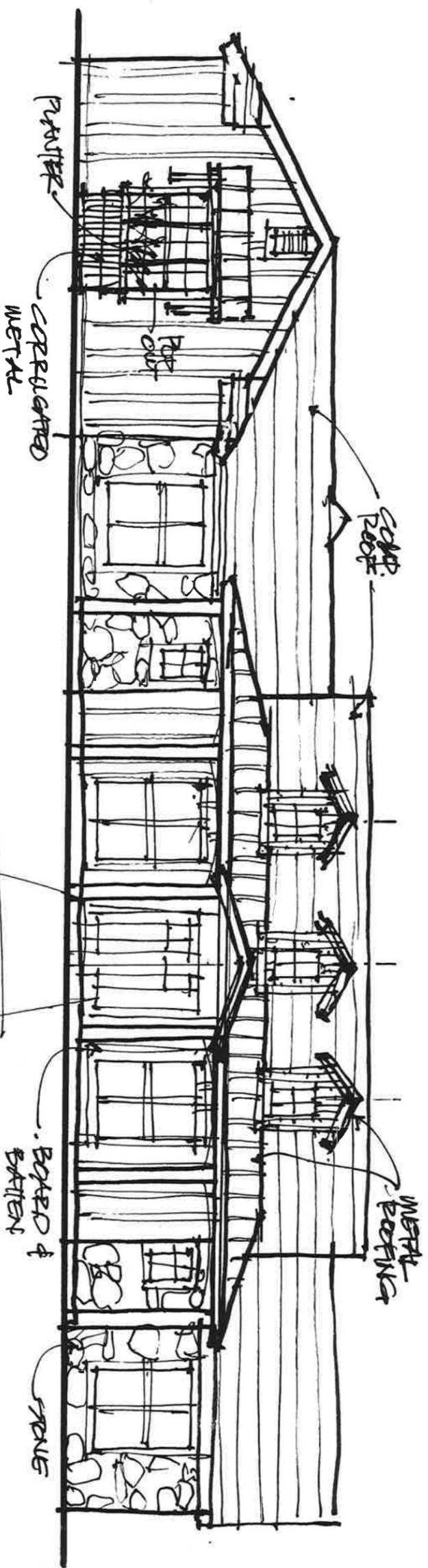


ASH CANYON CREEK



SP

MS004SP
 1.1.0



METAL ROOFING: BROWN

COMPOSITION ROOF: BROWN

BOARD & BATTEN: EARTH TONE

CORRUGATED METAL: EARTH TONE

STONE: TEXAS LIME STONE (EARTH TONE)

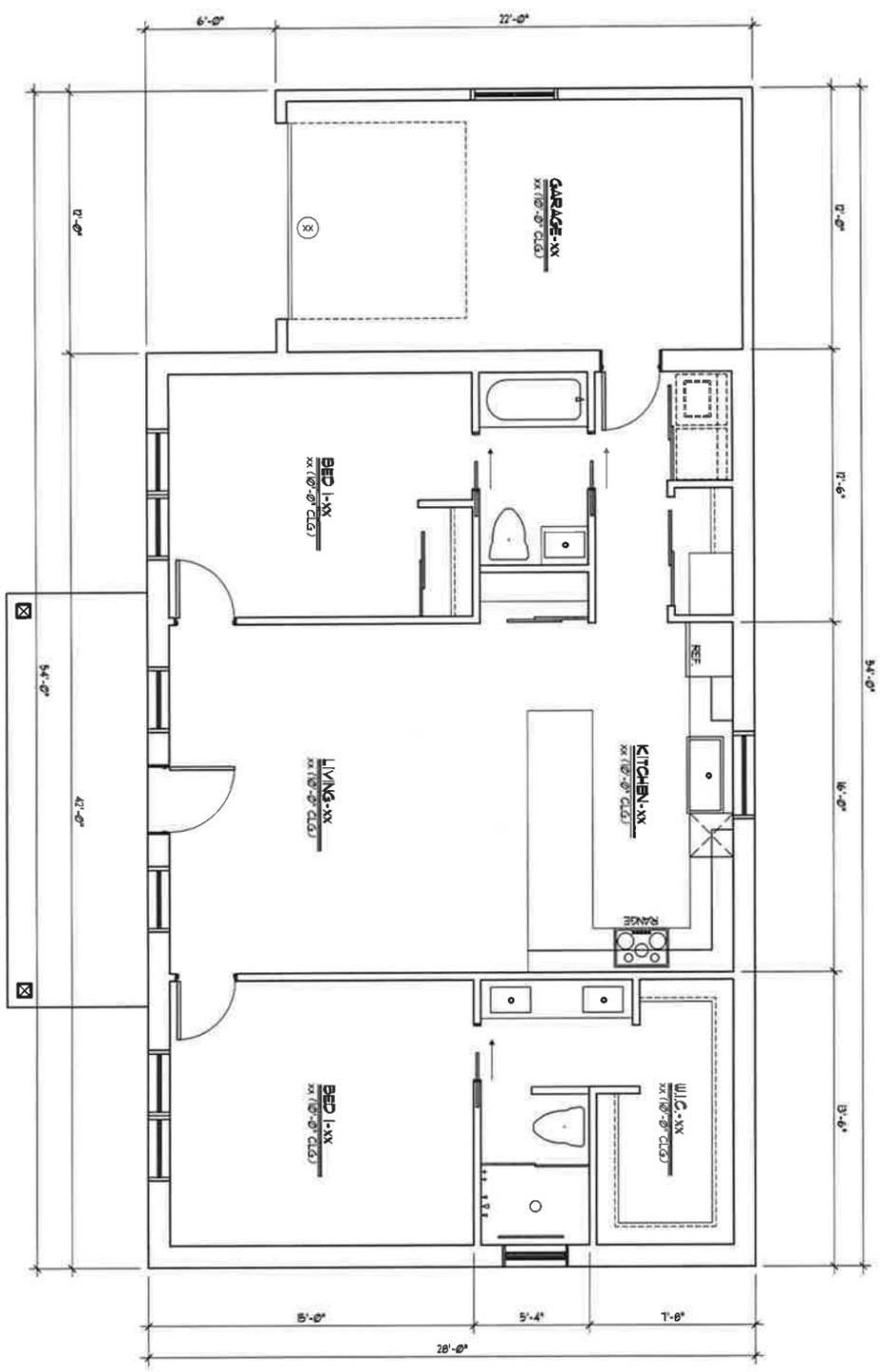
ROCKERS
SCL: 1/8" = 1'0"

FRONT

ELEV
5.17.22

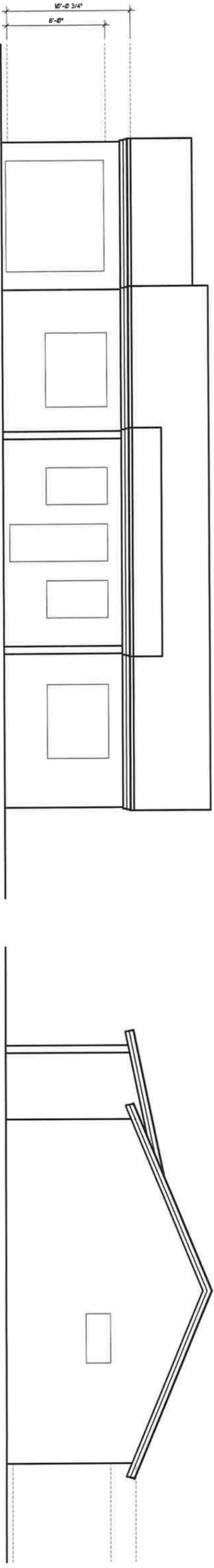
MAIN HOUSE 2,775 SF LIVING

ASSESORY HOUSE: 1,176 SF LIVING



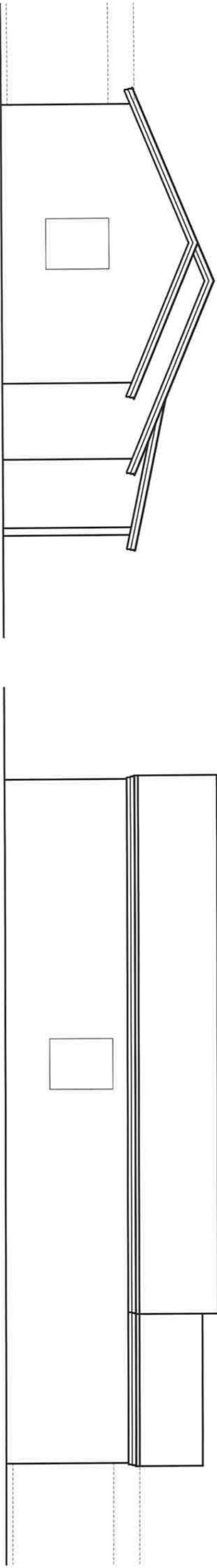
ASSESSORY HOUSE

***NOTE: BUILDING MATERIALS
TO MATCH MAIN HOUSE**



WEST ELEVATION

SOUTH ELEVATION



NORTH ELEVATION

EAST ELEVATION

ALL MATERIALS TO MATCH MAIN HOUSE
STUCCO, STONE, COMP. ROOFING

From: [Mickle](#)
To: [Planning Department](#)
Subject: LU-2022-0397
Date: Friday, October 14, 2022 2:28:43 PM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

We are against the request to build an additional building on the lot. After several meetings and negotiations it was agreed that there would be a certain number of homes and lots in this subdivision. This request is an attempt to avoid those requirements and will result in a more densely populated area and more noise. If one is allowed every lot can do so; it is like subdividing the lots which was not agreed to in the original proposal. We fear that the guest house could be rented to a third party contradicting the approved one single family home per lot. This should not be approved.

Barbara Mickle

Roy Mickle

631 Chelsea Place
Carson City, NV

To: Carson City Planning Commission
For: Meeting October 26, 2022

RE: LU-2022-397

We are writing in opposition to the approval of a SUP for a “guest house” on the property at 2669 Skyview Court. A “guest house” of 1176 square feet is essentially another house making two houses on the one lot. Our first house in Carson City, 3 bedrooms, 2 baths, was very close to the same size as is being proposed for this guest house. Once this is built there is no way to guarantee it is only being used as a guest house and will likely become a mother in law house or even worse an air b&b, constantly in use, thereby, increasing traffic and usage. If this SUP is allowed, precedent will be set and there will likely be two houses on multiple lots in this development, increasing the density once again.

If the builder wants guest quarters it seems reasonable that they can build them under the same roof as the main house. That would assure they were actual guest quarters and not a separate house for another person or persons.

Please consider that existing residents in this area do not deserve to have the density of population increased by building more than one house on a lot.

Thank you for your consideration.

Carol and David Aalbers
2678 Waterford Pl
Carson City, NV 89703