



Growth Management Commission & Planning Commission

DECEMBER 20, 2022



Growth Management Commission

DECEMBER 20, 2022



ITEM 6.A

GM-2022-0273

Discussion and possible action regarding requested supplemental information on the Growth Management Annual Report, including water use in Carson City, the impact of population growth on Carson City roadways, floodplain management and transportation initiatives.



ITEM 6.B

GM-2022-0504

Discussion and possible action regarding a request from Carson City Holdings, LLC (“Applicant”) for approval of daily water usage above 15,000 gallons per day for a proposed congregate care facility.

Zoning: Retail Commercial (“RC”)

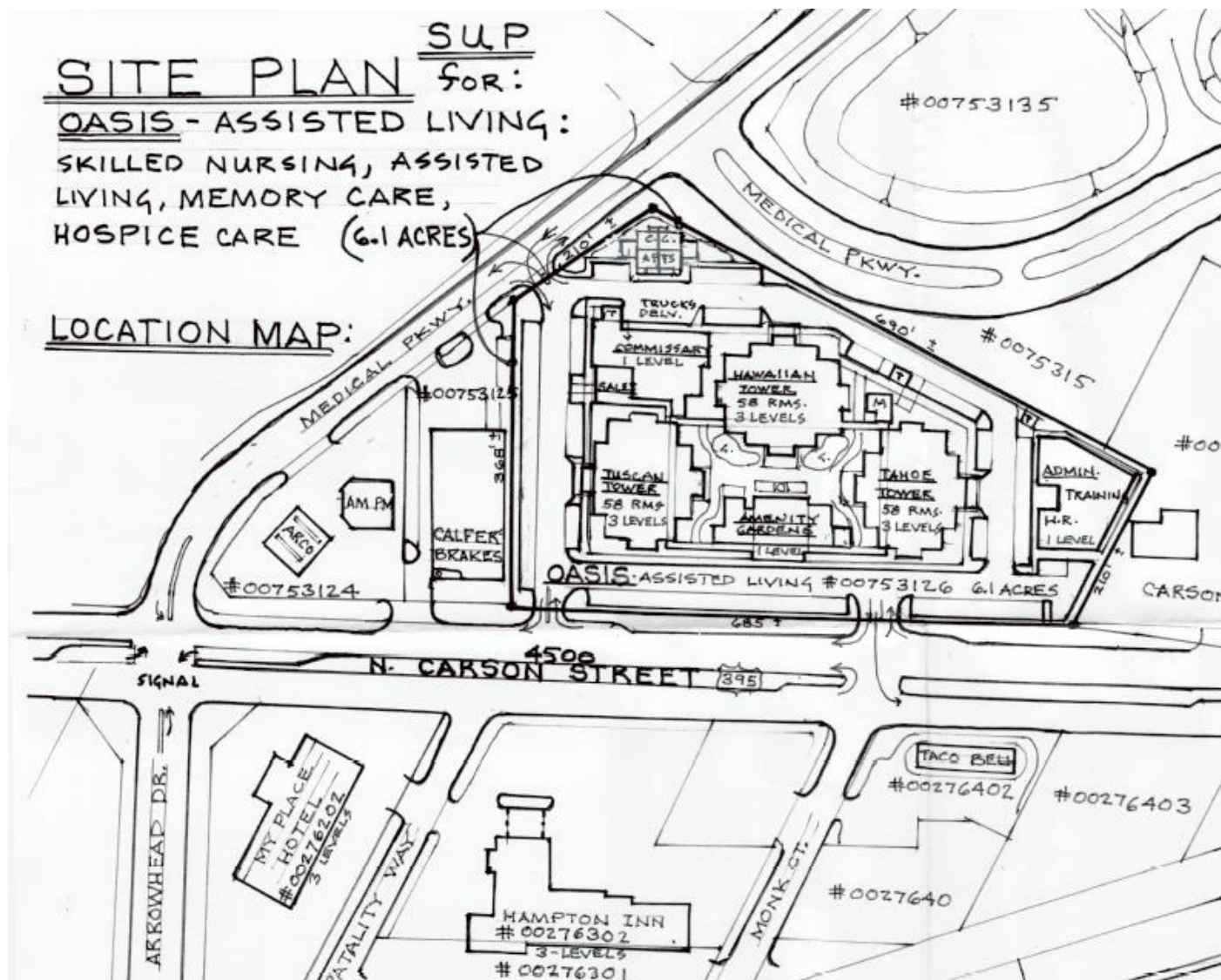
Location: 4500 North Carson Street

APN: 007-531-26

GM-2022-0504: VICINITY MAP



GM-2022-0504: SITE PLAN



CCMC 18.12.070 (GROWTH MANAGEMENT, COMMERCIAL AND INDUSTRIAL PERMITS)

- The quantity of water consumed by the use for which the building is constructed compared to the availability of water.
- The ability of the city to deliver water service to the structure.
- Other effects of water usage; and/or
- The ability of the city's sewage disposal system to handle the quantity of wastewater generated, including the composition of wastewater and the ability of the system to carry the wastewater for treatment.

POLICY CRITERIA FROM RESOLUTION 2021-R-23

1. THE USE UTILIZES WATER CONSERVATION MEASURES AND TECHNIQUES; AND
2. THE USE WILL PROMOTE HEALTH, WELFARE, SAFETY, OR QUALITY OF LIFE; OR CREATE QUALITY JOBS; OR PROMOTE RECREATION AND TOURISM



PLANNING COMMISSION

DECEMBER 20, 2022



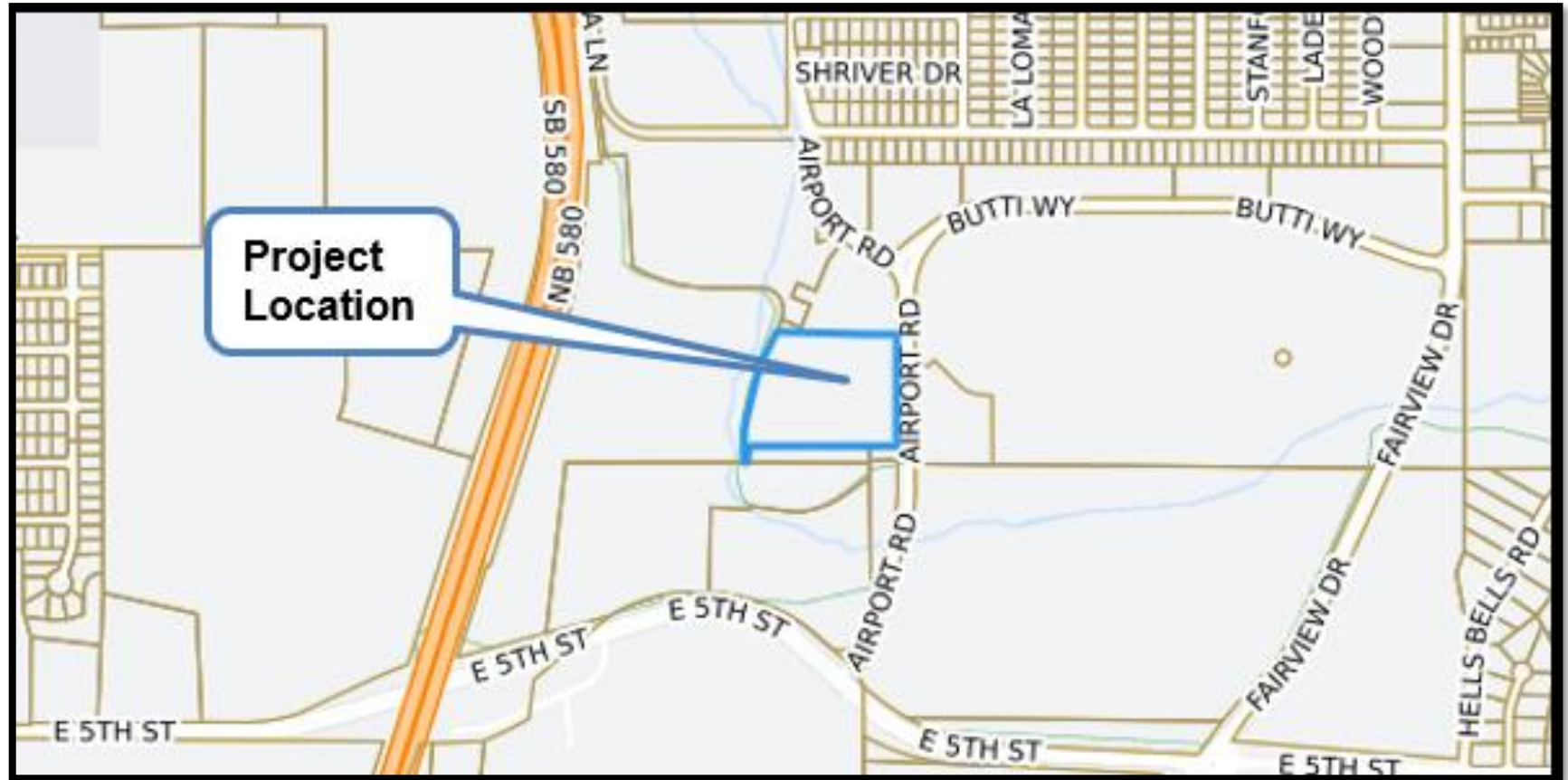
ITEM 14.A

LU-2020-0050

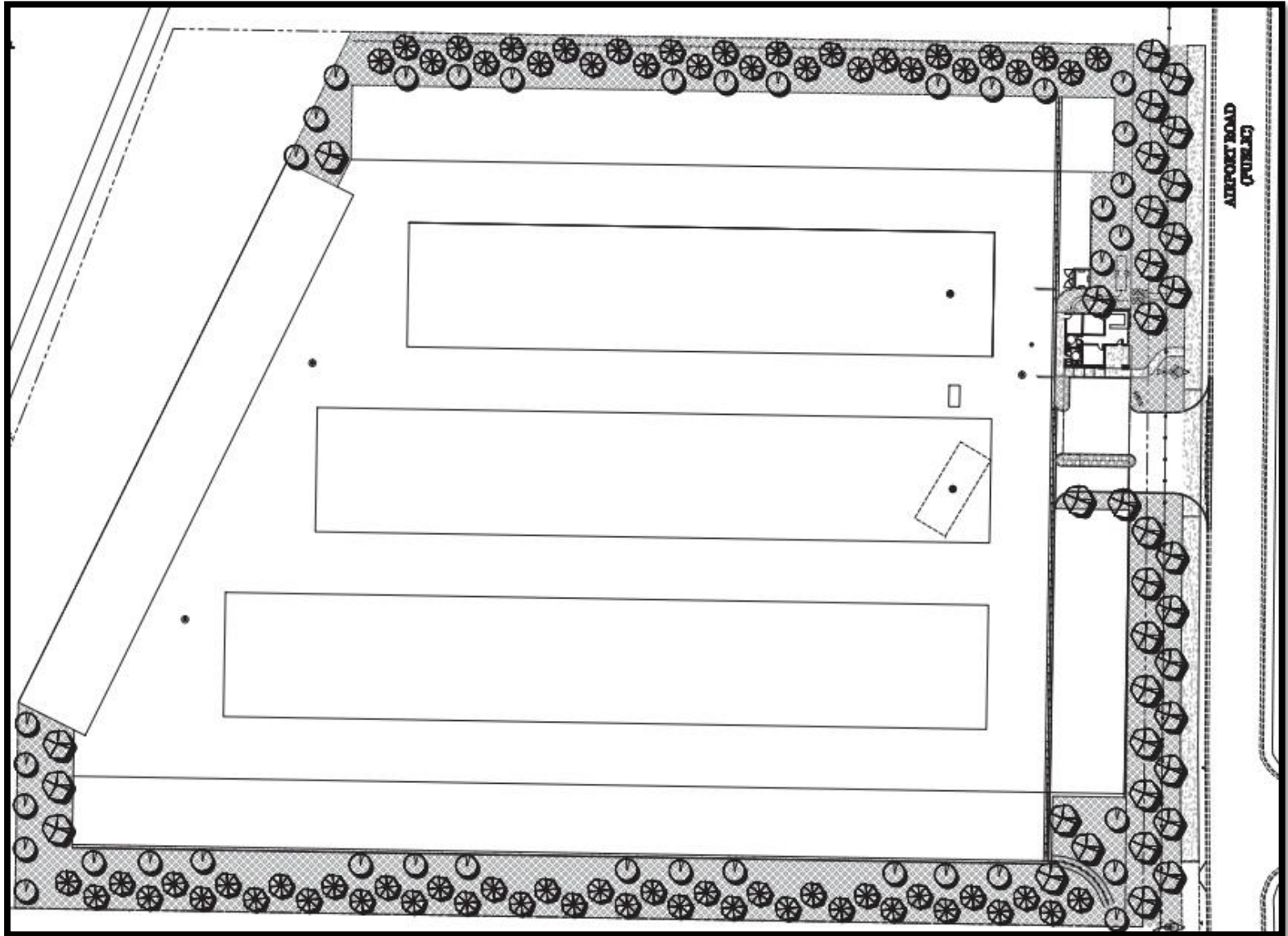
Discussion and possible action regarding a request from Bear Creek Land Company (Applicant) for an 18-month time extension to July 27, 2024 for an approved special use permit (SUP) for outdoor storage with personal storage within an enclosed building on a property within the Lompa Ranch North Specific Plan Area (SPA).

Zoning: General Commercial (GC-SPA)
And Public Regional (PR-SPA)
Location: 556 Airport Road
APN 010-041-76

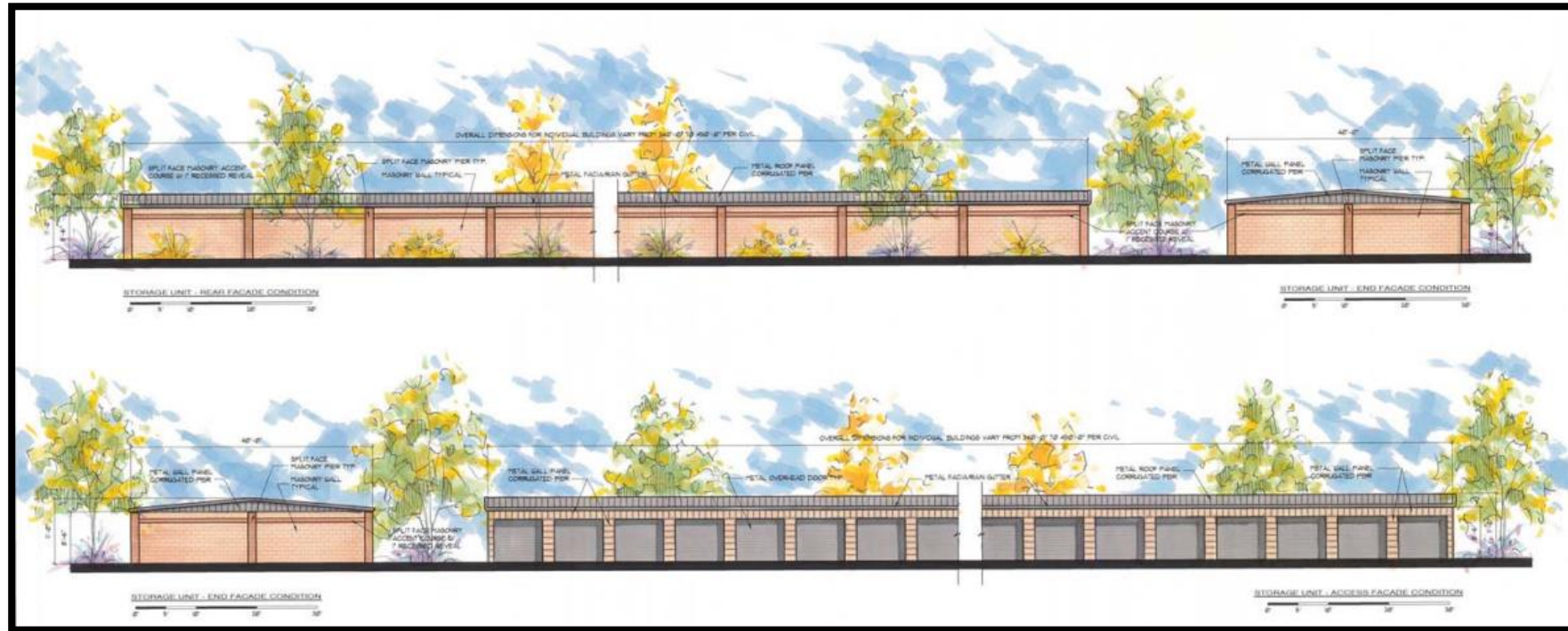
LU-2020-0050: VICINITY MAP



LU-2020-0050: APPROVED SITE PLAN



LU-2020-0050: ELEVATIONS & FENCES





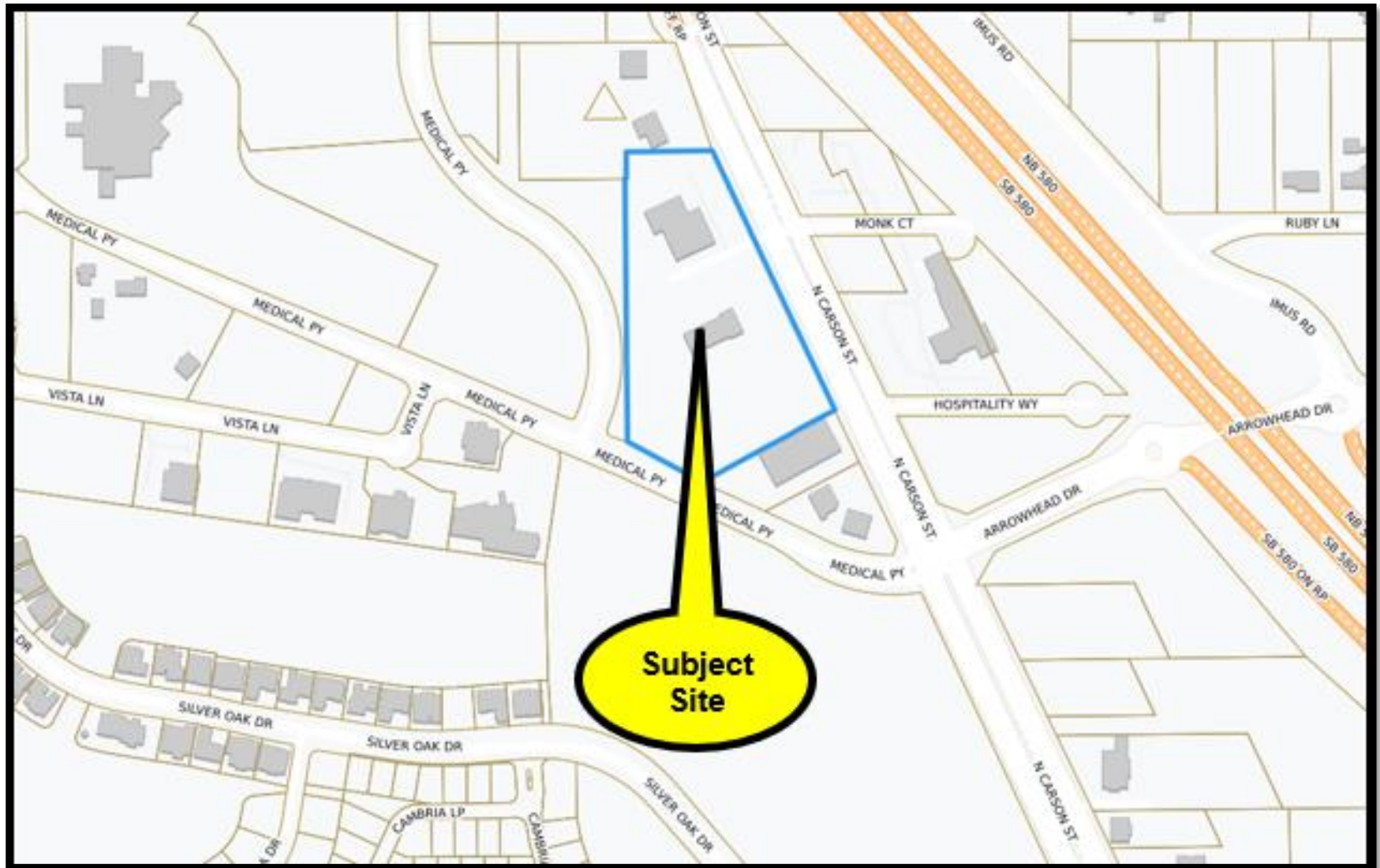
ITEM 14.B

LU-2022-0326

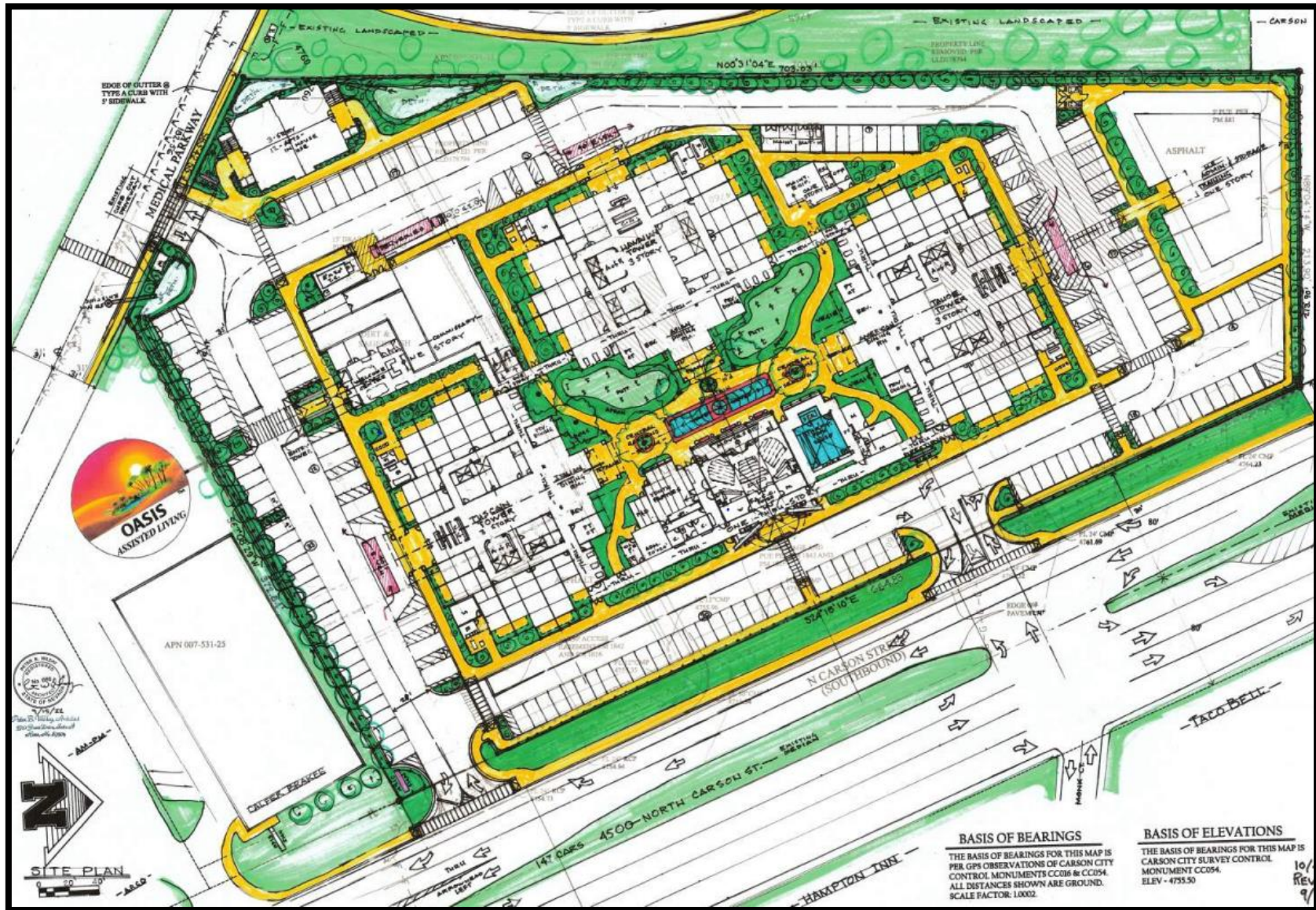
Discussion and possible action regarding an application from Peter Wilday (“Applicant”) for a special use permit (“SUP”) to allow for the construction of a 356 bed congregate care facility and 12 multi-family residential units.

Zoning: Retail Commercial (“RC”)
Location: 4500 North Carson Street
APN: 007-531-26

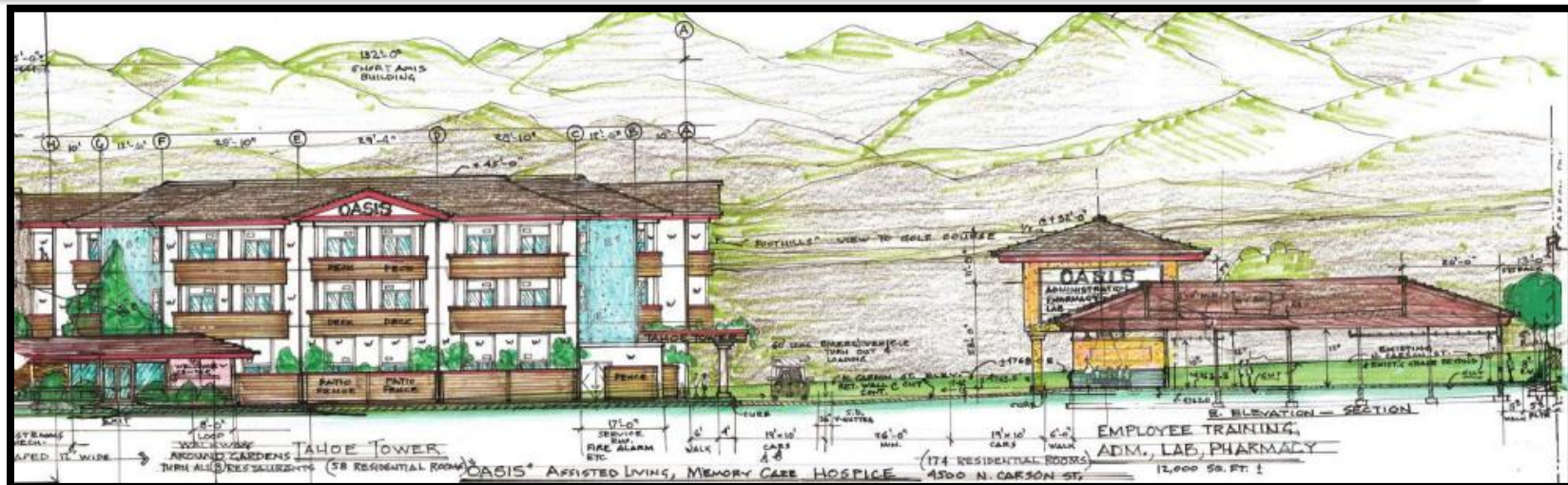
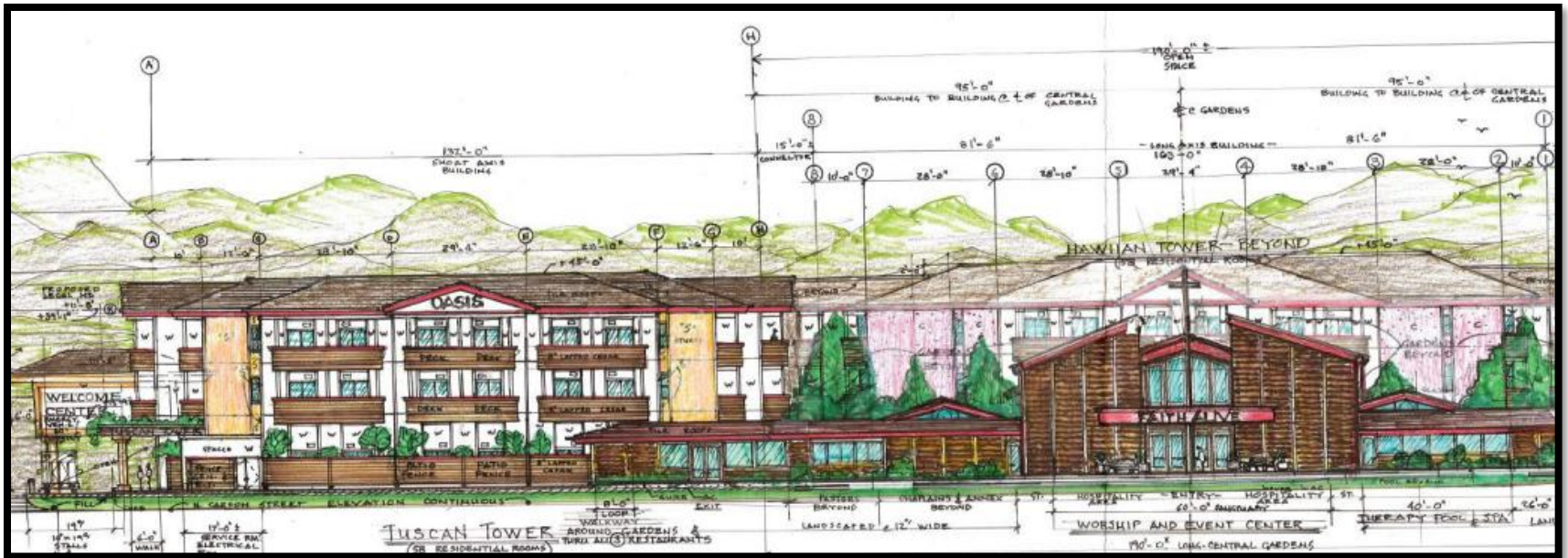
LU-2022-0326: VICINITY MAP



LU-2022-0326: SITE PLAN



LU-2022-0326: CONCEPTUAL BUILDINGS





ITEM 14.C

LU-2022-0491

Discussion and possible action regarding an application from Robert and Lorna Coclich (“Applicant”) for a special use permit (“SUP”) to allow for the construction of an accessory structure with a cumulative square footage more than 75 percent of the square footage of the primary structure .

Zoning: Single Family 1 Acre (SF1A)

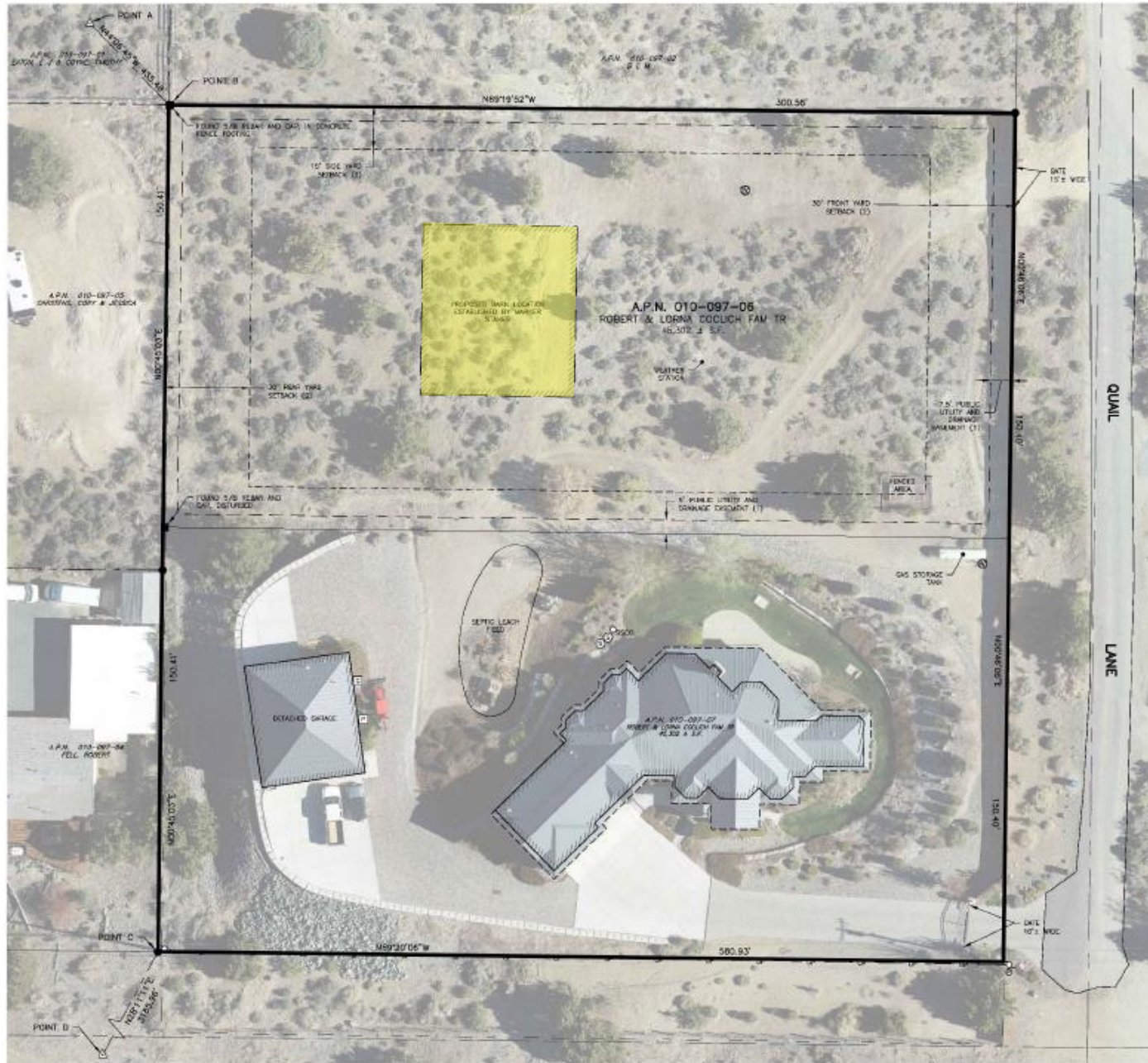
Location: 1896 Quail Lane

APN 010-097-08

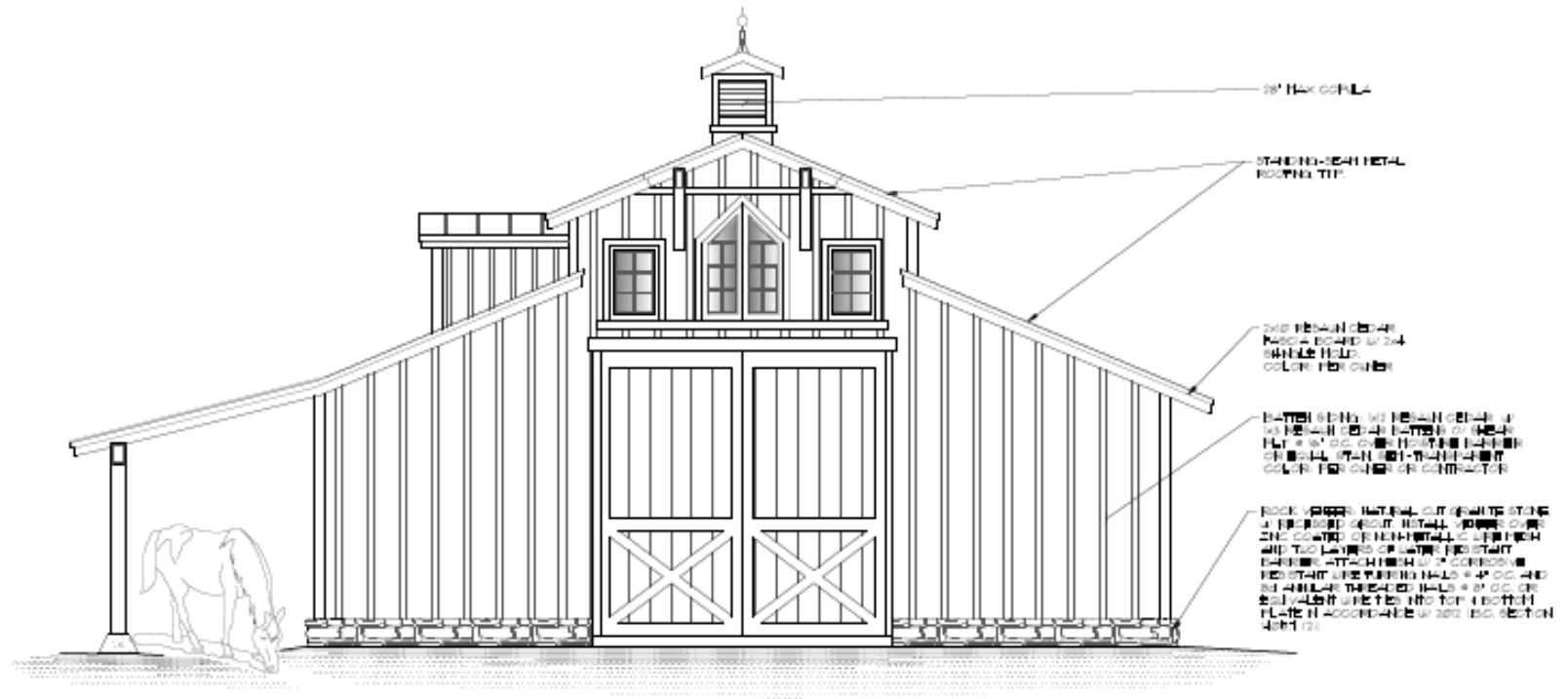
LU-2022-0491: VICINITY MAP



LU-2022-0491: SITE PLAN



LU-2022-0491: ELEVATIONS



REAR (NORTH) ELEVATION

SCALE 1/4" = 1'-0"



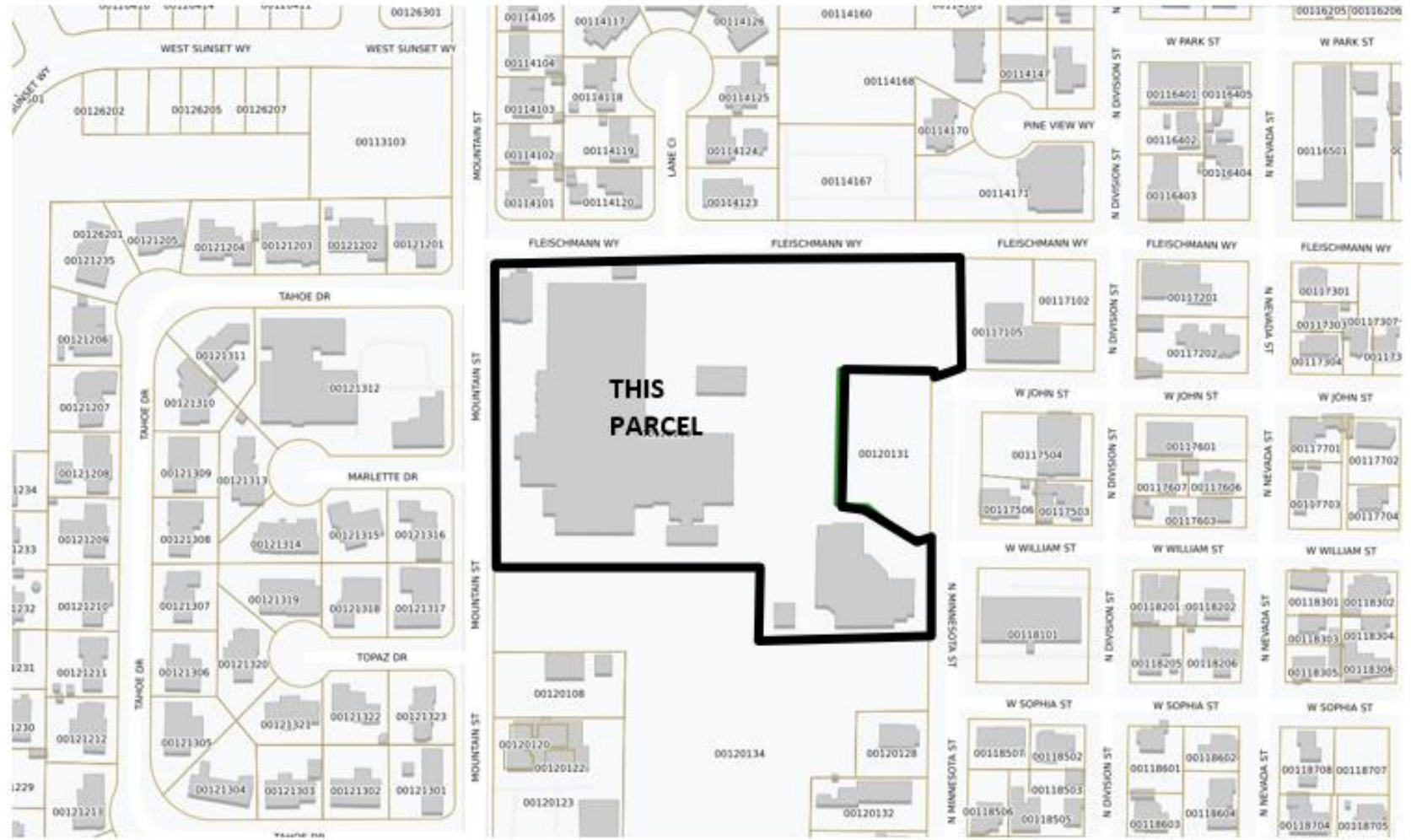
ITEM 14.D

ZA-2022-0501

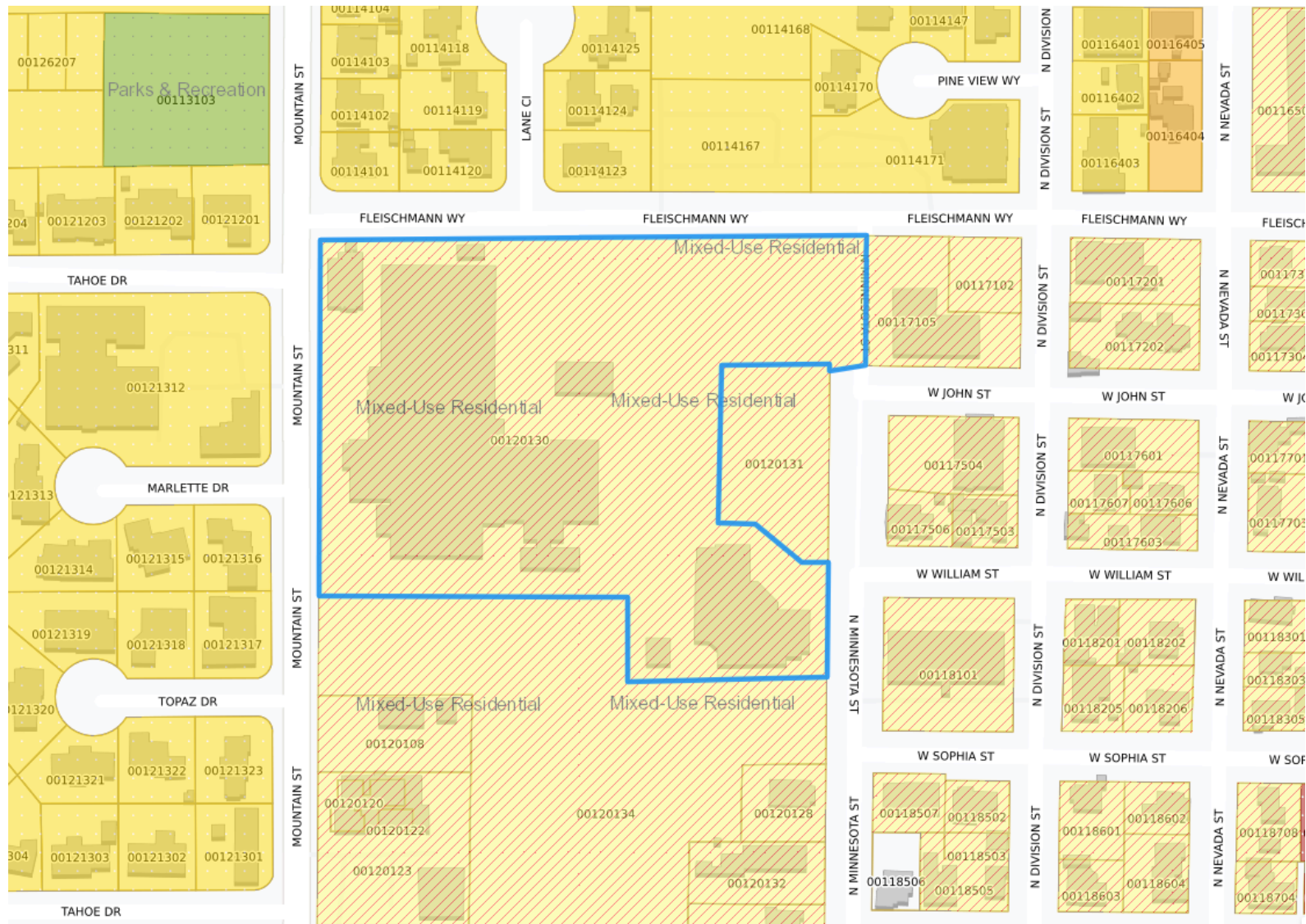
Discussion and possible action regarding a recommendation to the Board of Supervisors (“Board”) concerning a request from Carson City (“Applicant”) for a proposed ordinance amending the zoning map to change the zoning from Public Regional (“PR”) to Retail Commercial (“RC”).

Location: 775 Fleischmann Way
APN: 001-201-30

ZA-2022-0501: VICINITY MAP

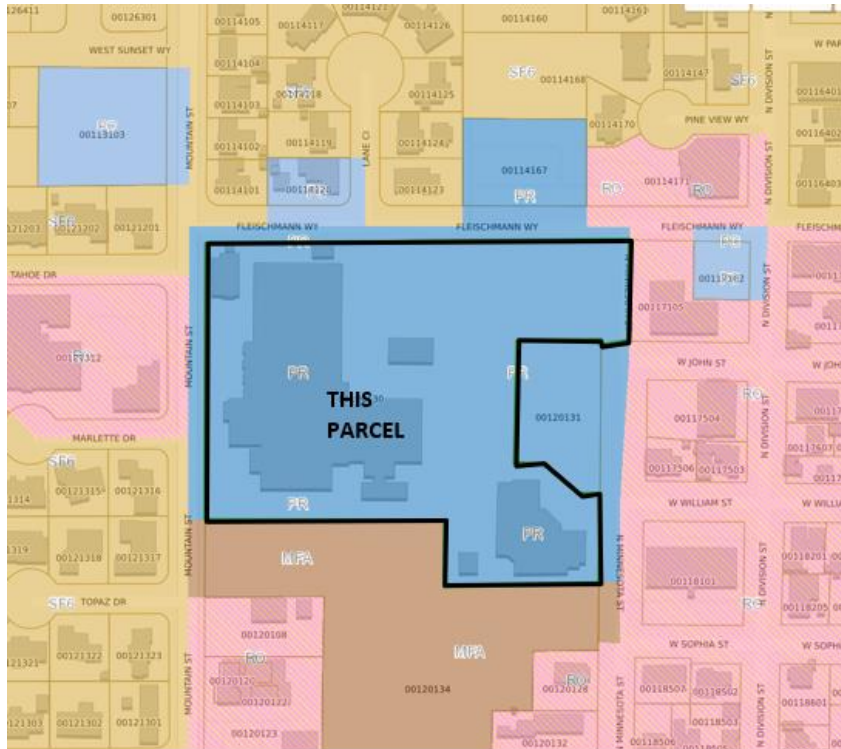


ZA-2022-0501: MASTER PLAN

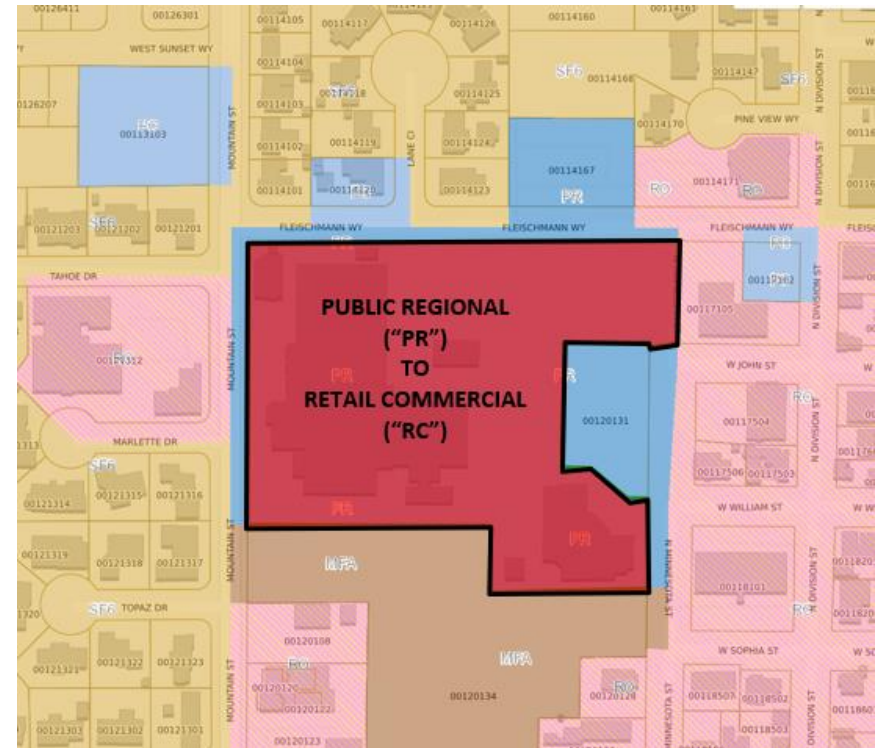


ZA-2022-0501: ZONING

EXISTING



PROPOSED





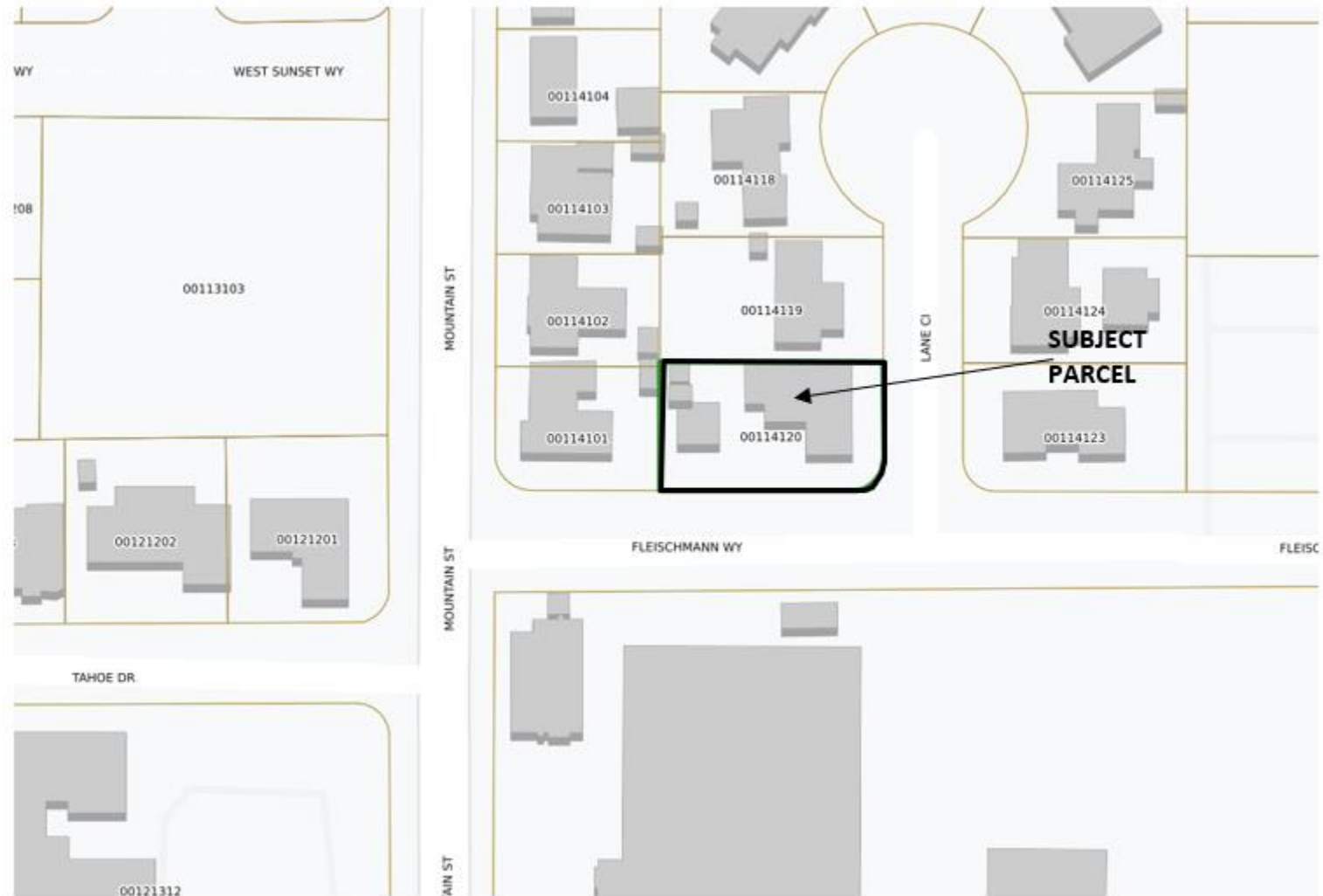
ITEM 14.E

ZA-2022-0497

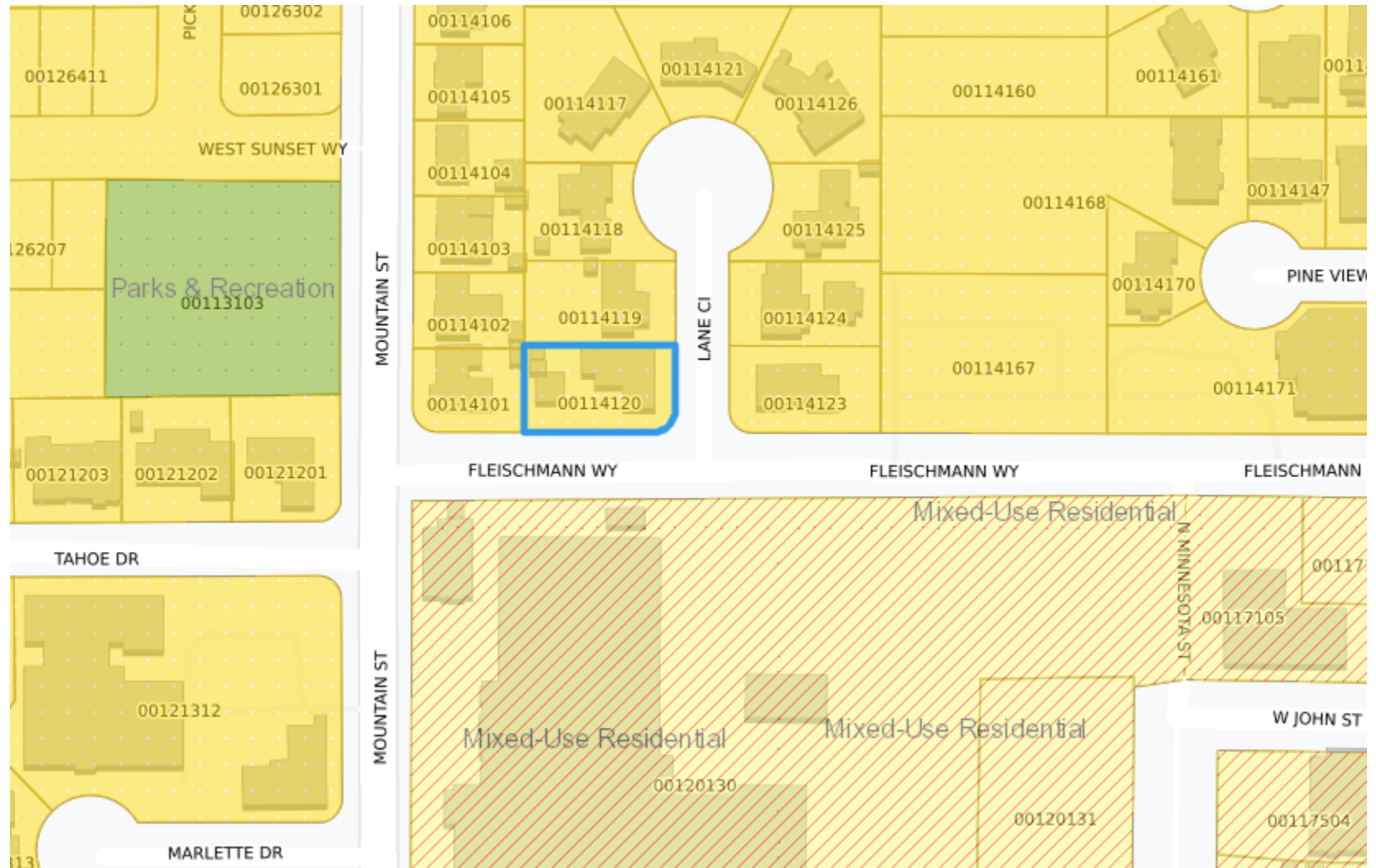
Discussion and possible action regarding a recommendation to the Board of Supervisors (“Board”) concerning a request from Carson City (“Applicant”) for a proposed ordinance amending the zoning map to change the zoning from Public Community (“PC”) to Single-Family 6,000 (“SF6”).

Location: 700 Fleischmann Way
APN: 001-141-20

ZA-2022-0497: VICINITY MAP

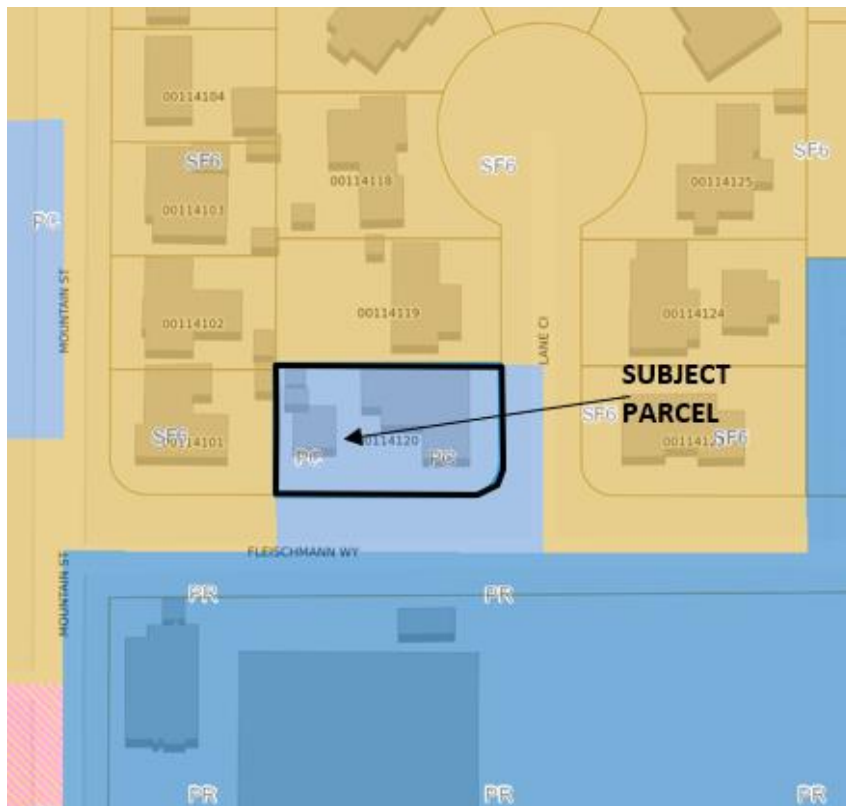


ZA-2022-0497: MASTER PLAN

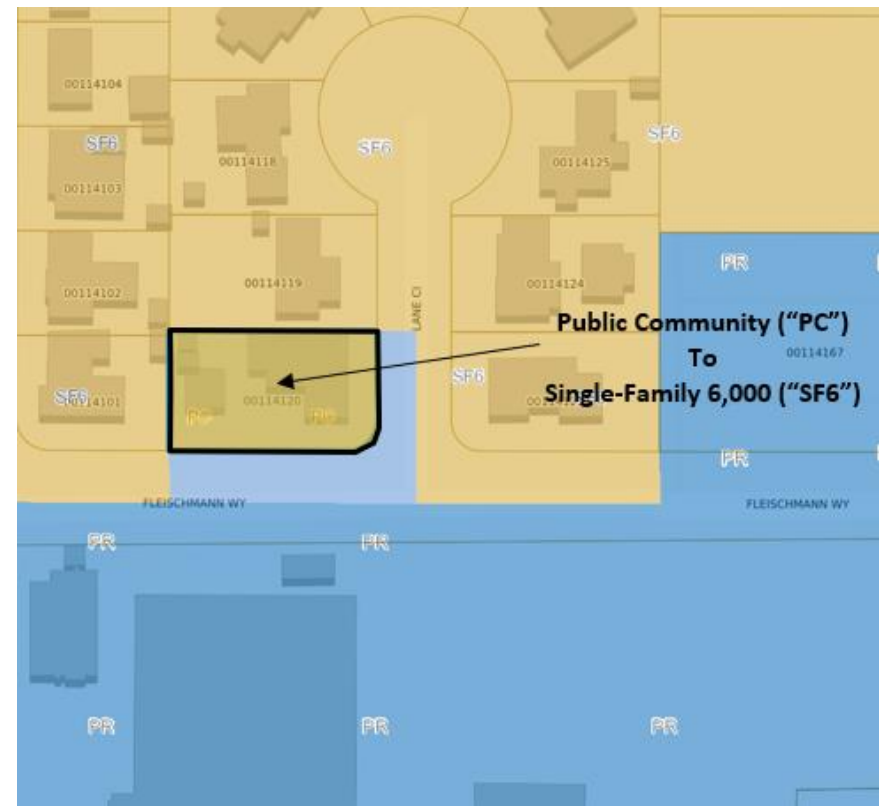


ZA-2022-0497: ZONING

EXISTING



PROPOSED





ITEM 14.F & 14.G

MPA-2022-0496

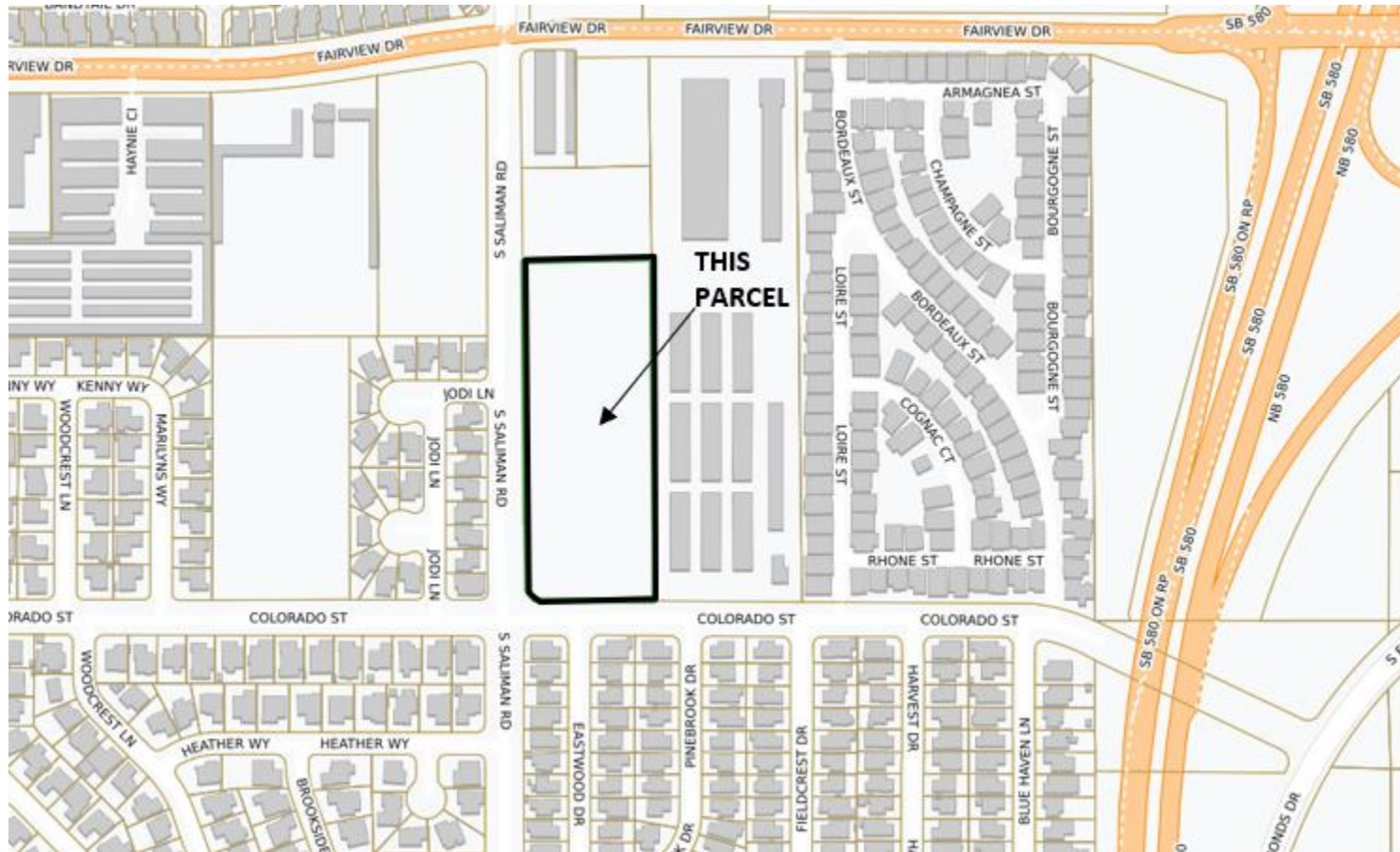
ZA-2022-0495

Discussion and possible action regarding a request from Carson City (“Applicant”) for a master plan amendment to change the master plan designation from Mixed-Use Commercial (“MUC”) and Medium Density Residential (“MDR”) to MDR; and a zoning map amendment from Limited Industrial (“LI”) and Single-Family 1-acre (“SF1A”) to Single-Family 6,000 (“SF6”).

Location: N.E. corner of S. Saliman Rd.
and Colorado St.

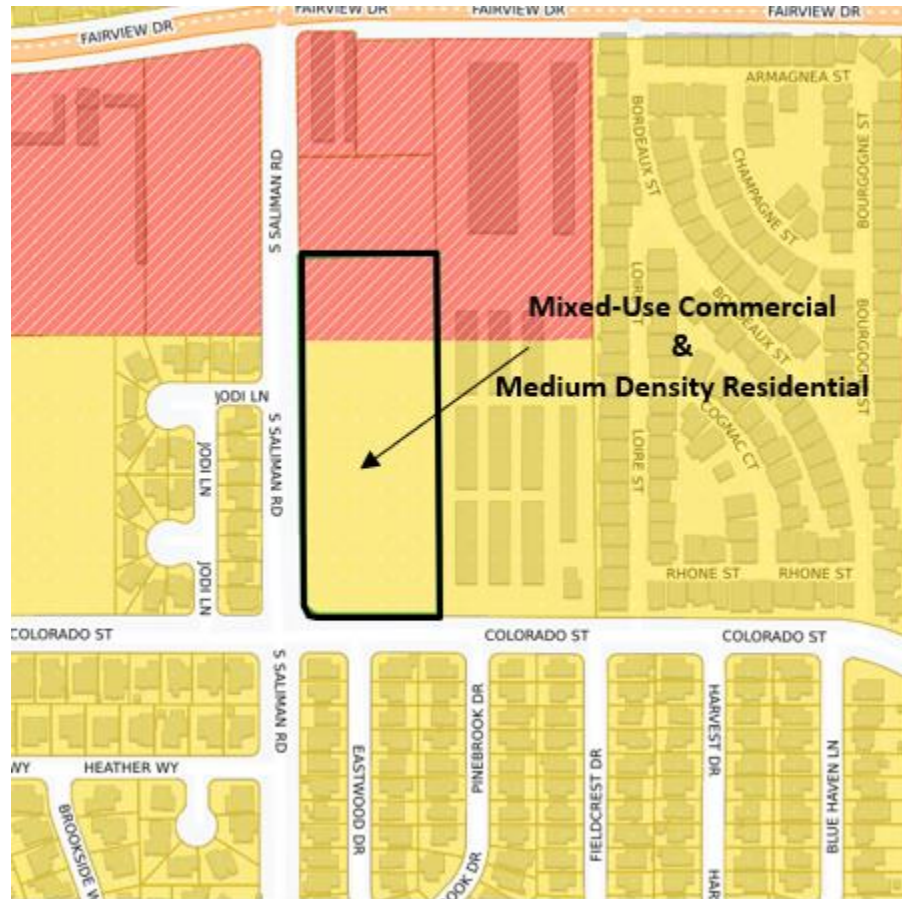
APN: 010-061-87

MPA-2022-0496 & ZA-2022-0495: VICINITY MAP

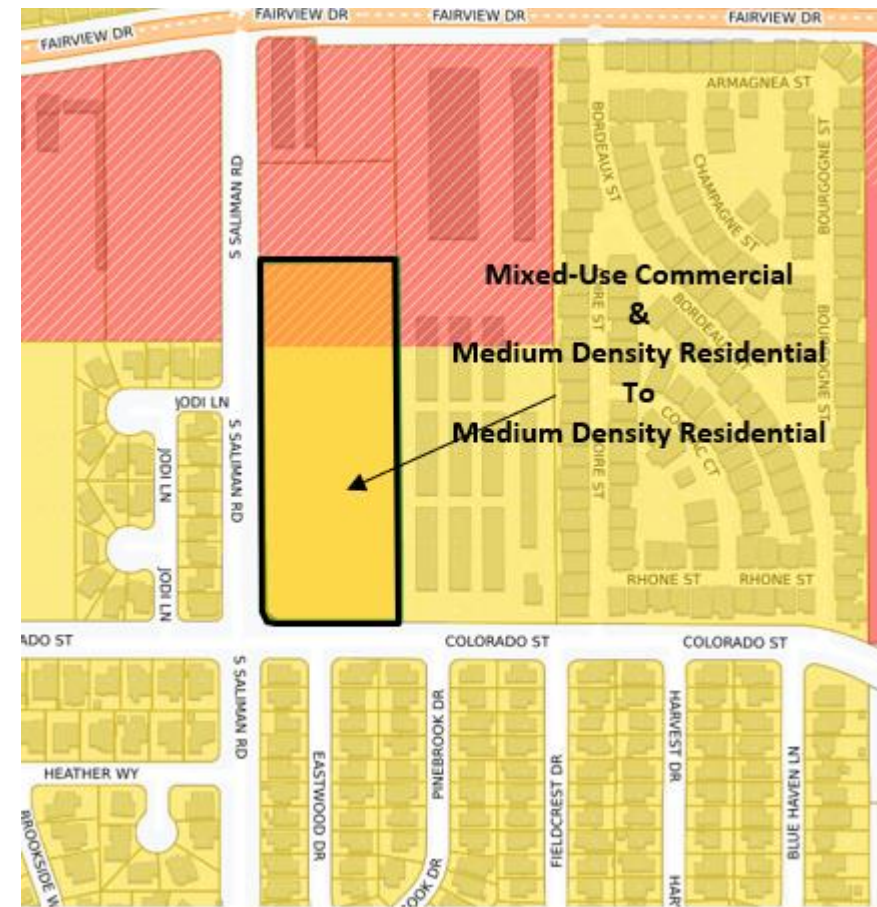


MPA-2022-0496 : MASTER PLAN

EXISTING



PROPOSED

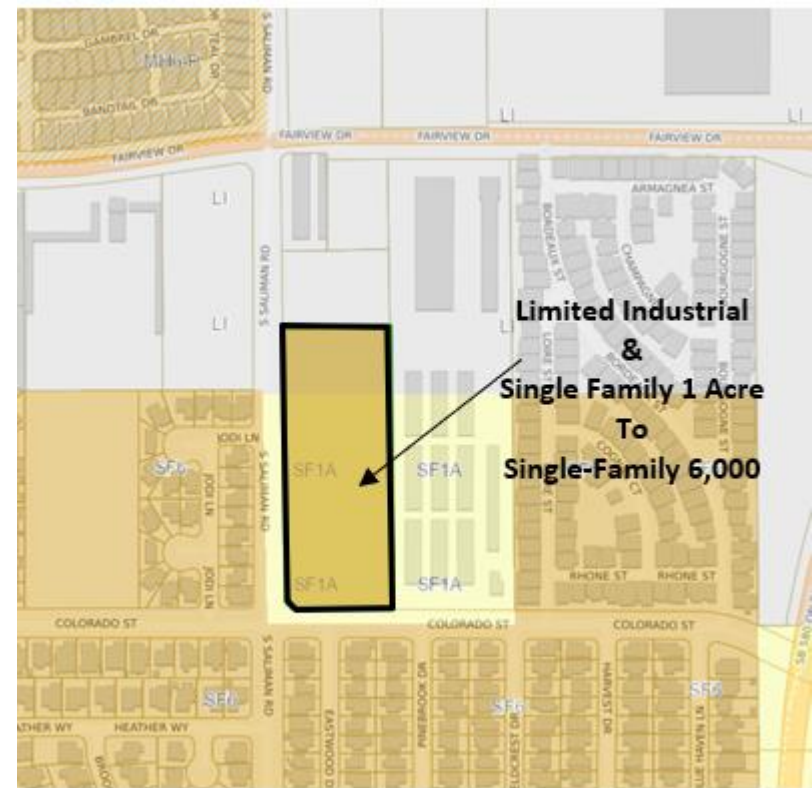


ZA-2022-0495: ZONING

EXISTING



PROPOSED





ITEM 14.H & 14.I

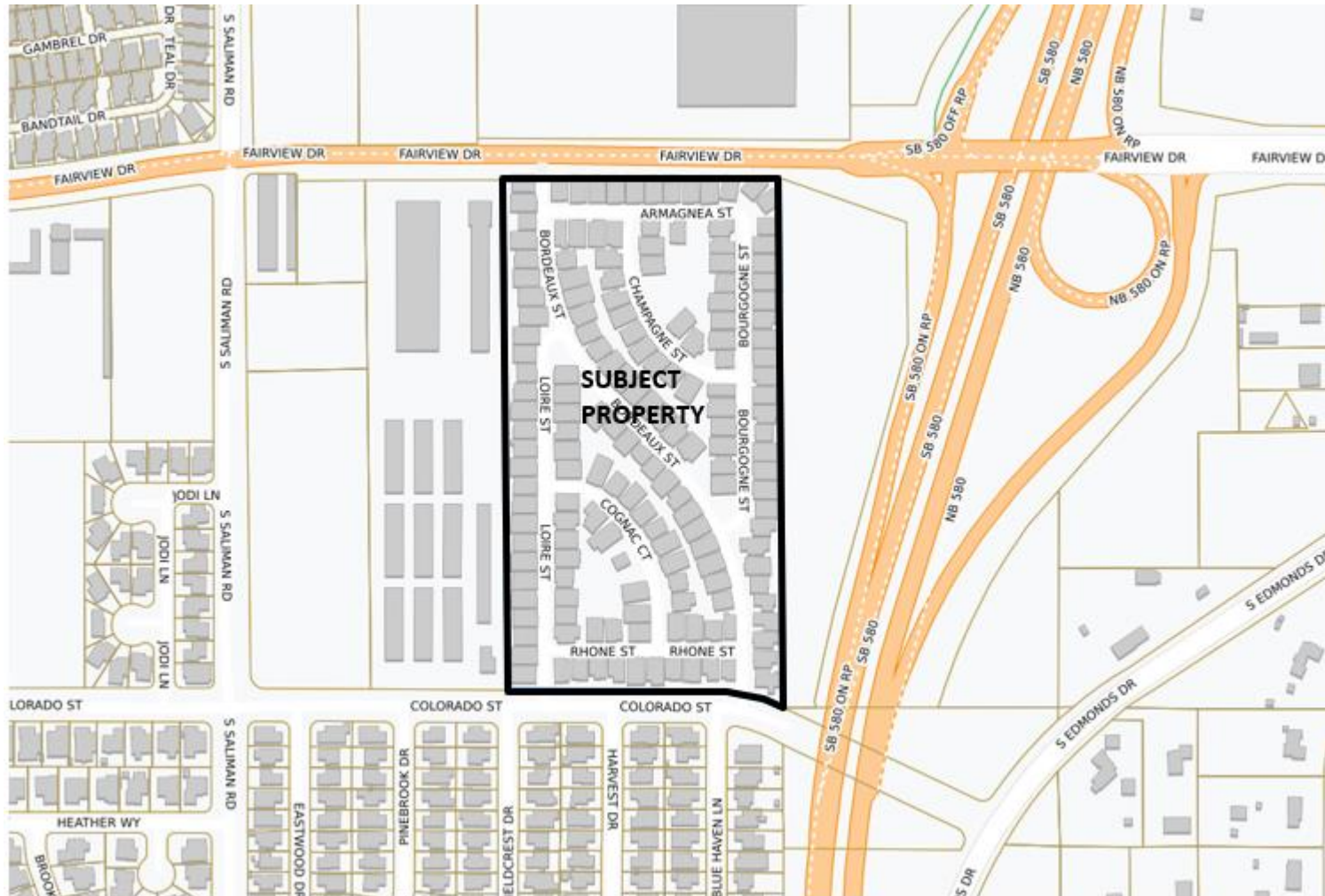
MPA-2022-0499

ZA-2022-0500

Discussion and possible action regarding a request from Carson City (“Applicant”) for a master plan amendment to change the master plan designation from Medium Density Residential (“MDR”) to Mixed-Use Commercial (“MUC”); and a zoning map amendment from Limited Industrial (“LI”) and Single-Family 6,000 (“SF6”) to General Commercial (“GC”).

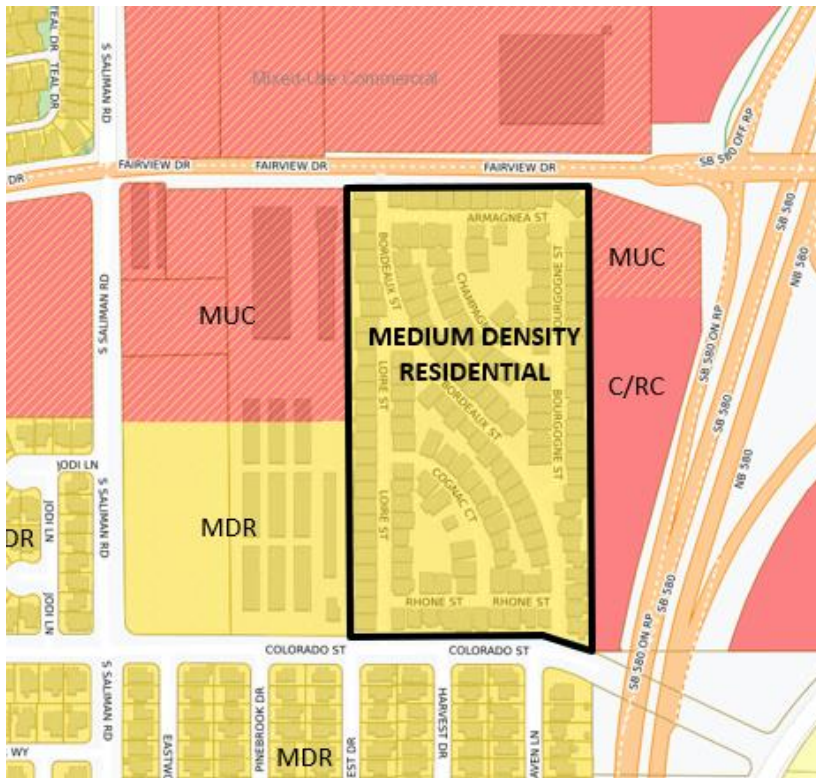
Location: 1700 Colorado Street
APN: 010-061-76

MPA-2022-0499 & ZA-2022-0500: VICINITY MAP

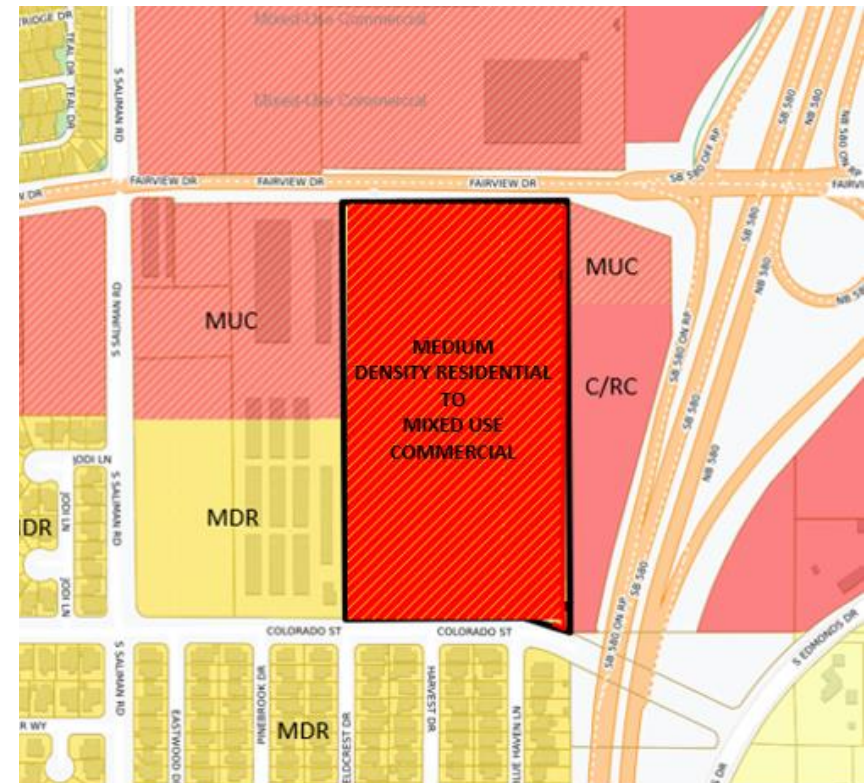


MPA-2022-0499 : MASTER PLAN

EXISTING

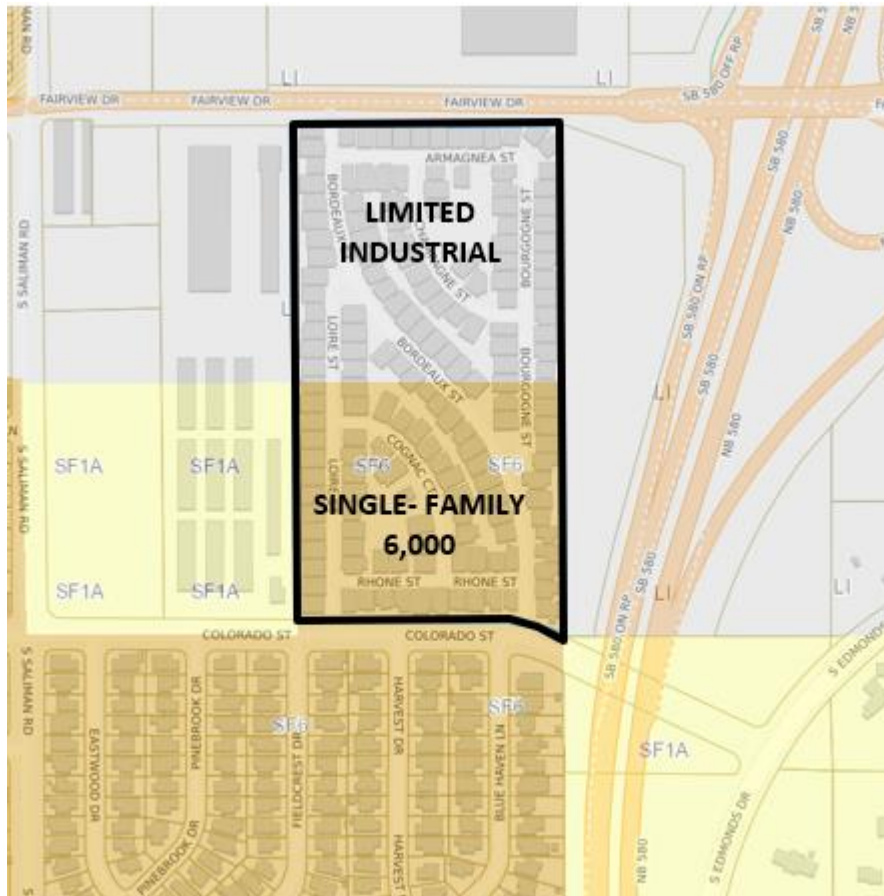


PROPOSED

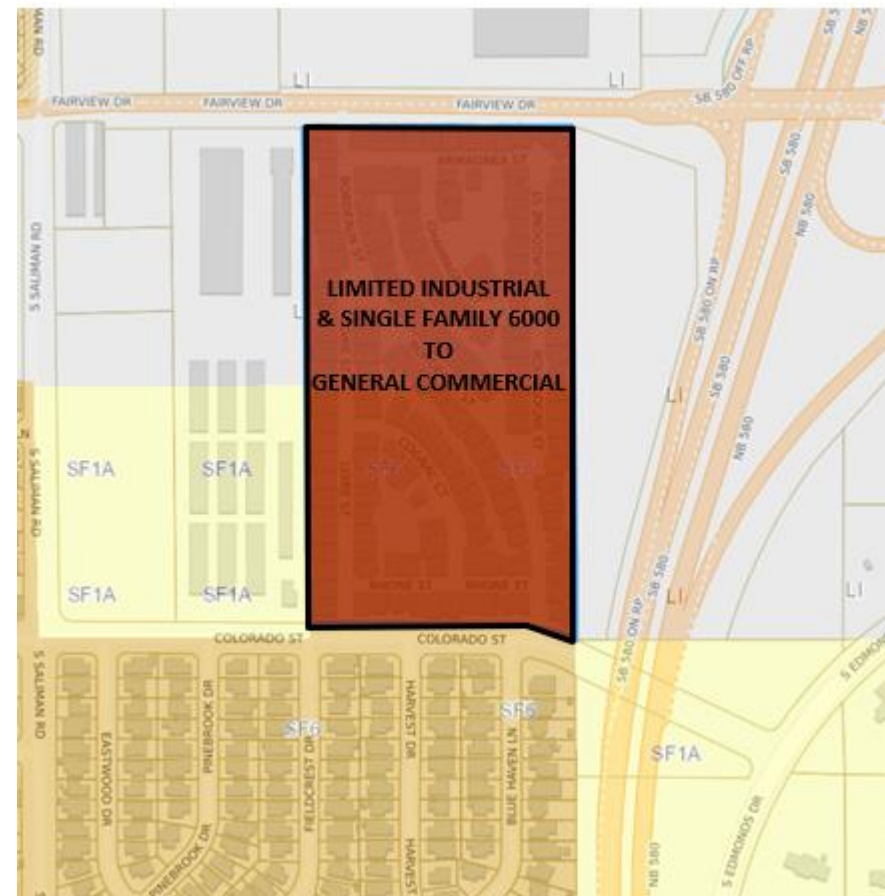


ZA-2022-0500: ZONING

EXISTING



PROPOSED





ITEM 14.J & 14.K

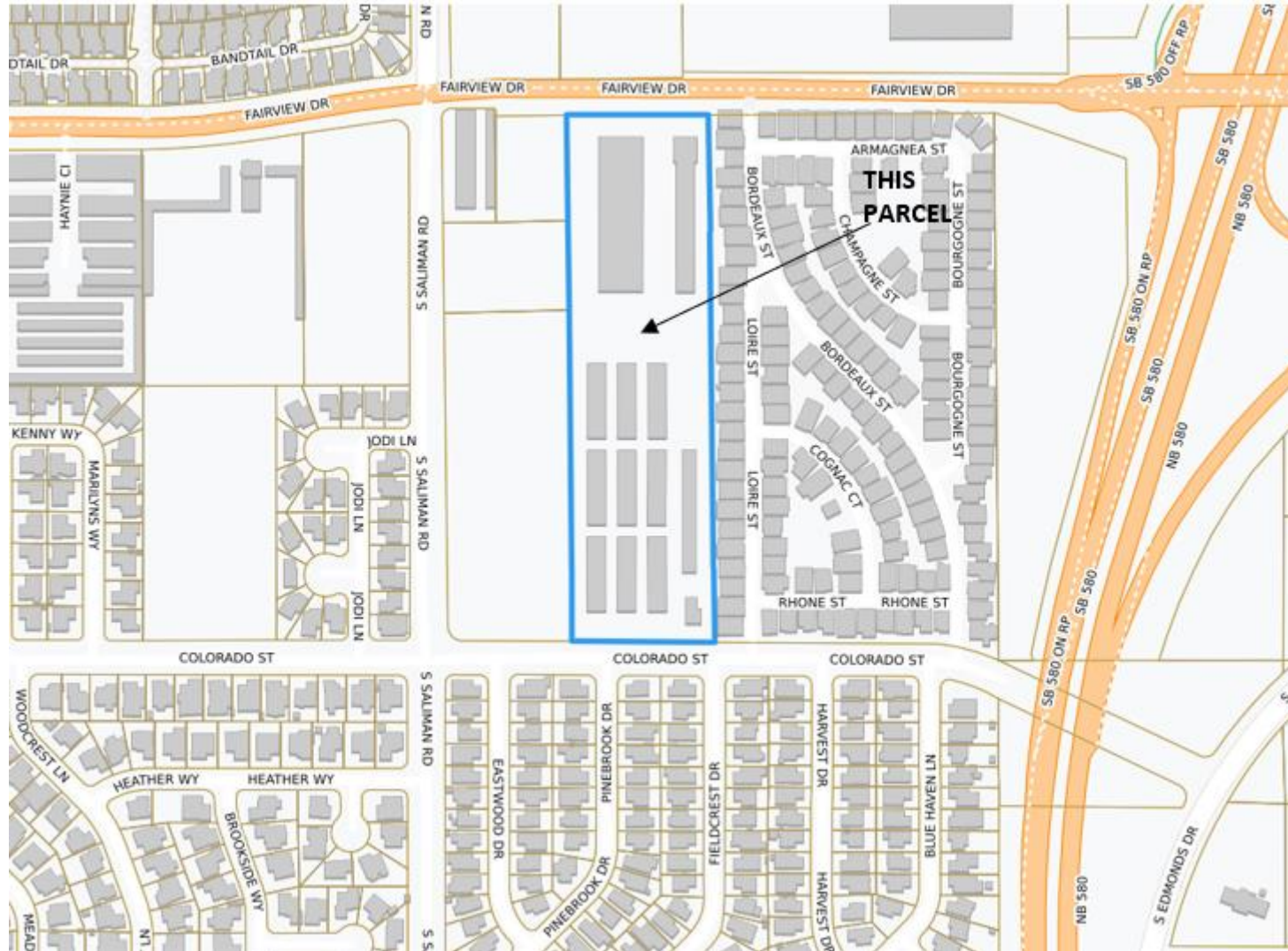
MPA-2022-0502

ZA-2022-0494

Discussion and possible action regarding a request from Carson City (“Applicant”) for a master plan amendment to change the master plan designation from Mixed-Use Commercial (“MUC”) and Medium Density Residential (“MDR”) to MUC; and a zoning map amendment from Limited Industrial (“LI”) and Single-Family 1-acre (“SF1A”) to LI.

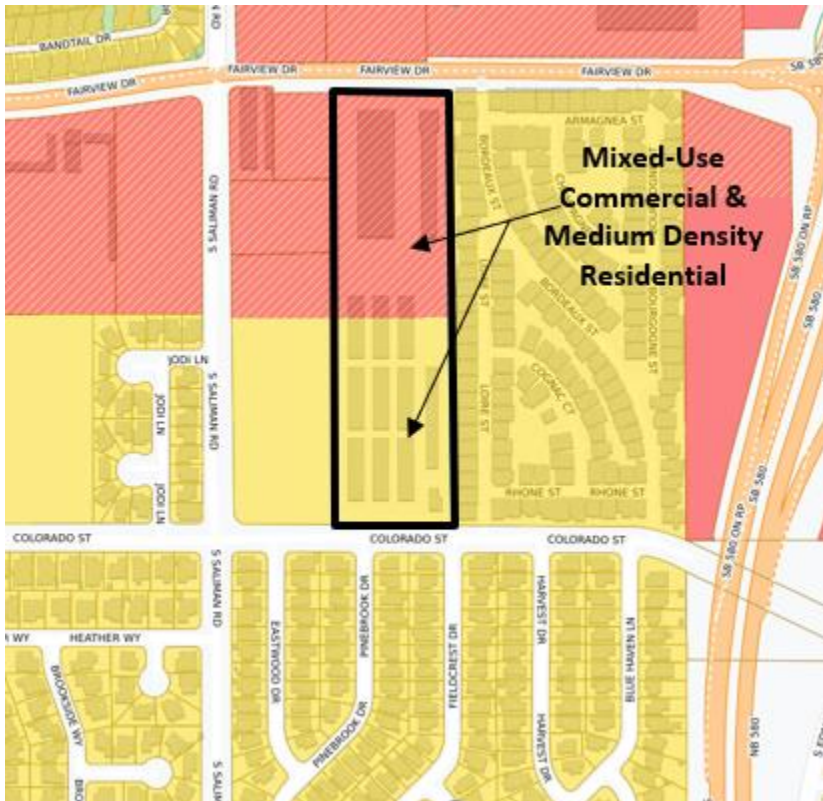
Location: 1601 Fairview Drive
APN: 010-061-84

MPA-2022-0502 & ZA-2022-0494: VICINITY MAP

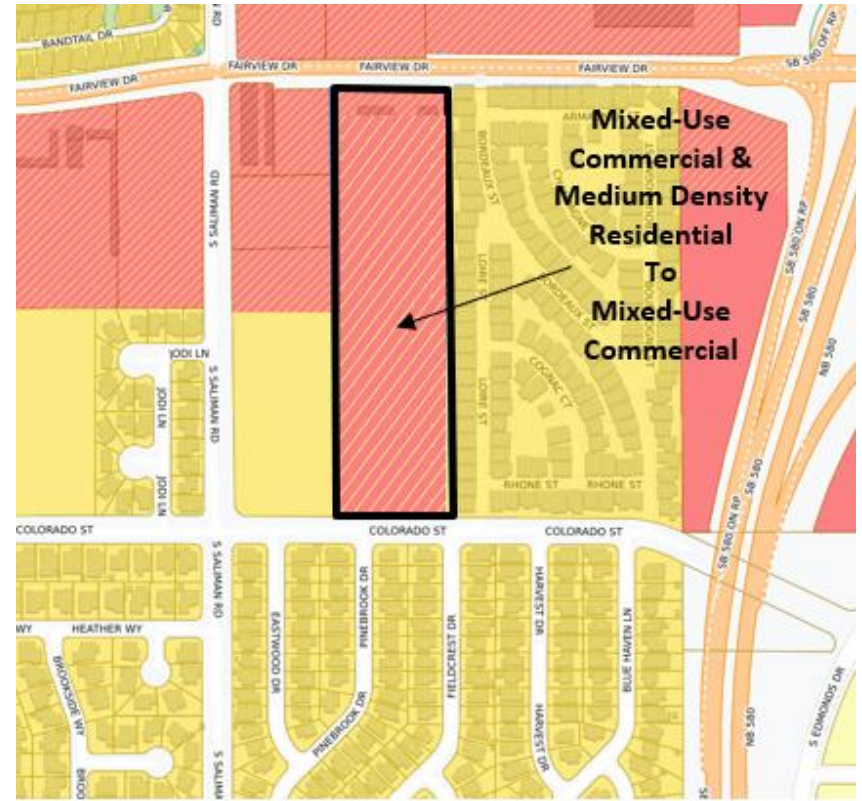


MPA-2022-0502 : MASTER PLAN

EXISTING

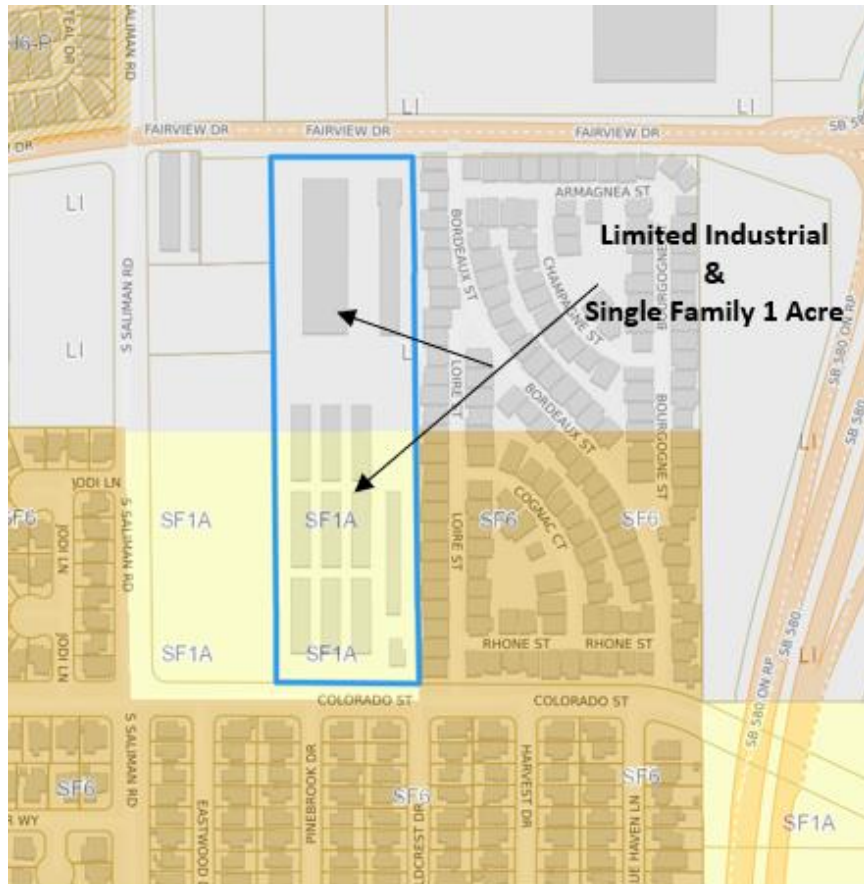


PROPOSED

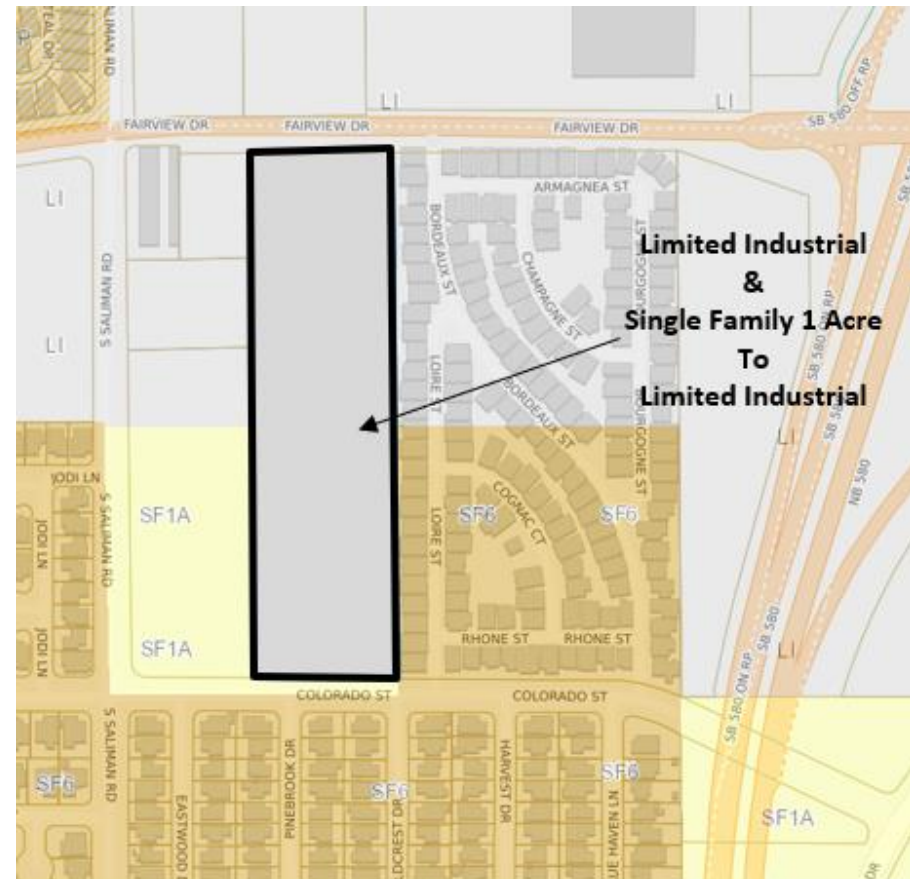


ZA-2022-0494: ZONING

EXISTING



PROPOSED





ITEM 14.L

LU-2022-0431

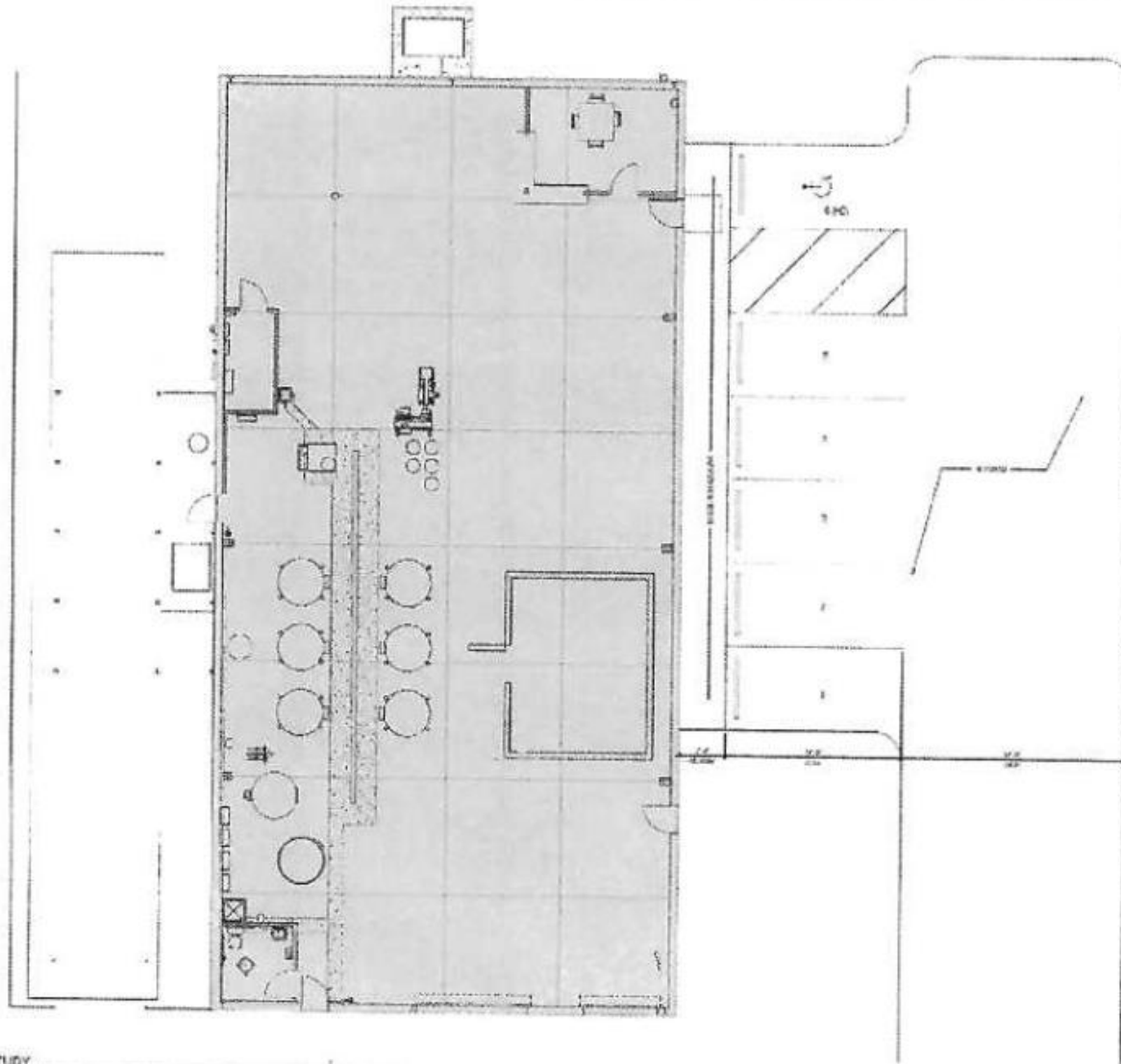
Discussion and possible action regarding an application from Carson City Holdings, LLC (“Applicant”) for a special use permit (“SUP”) to allow for a brewery with tasting room.

Zoning: Tourist Commercial (“TC”)
Location: 1588 Old Hot Springs Rd.
APN: 008-123-23

LU-2022-0431: VICINITY MAP

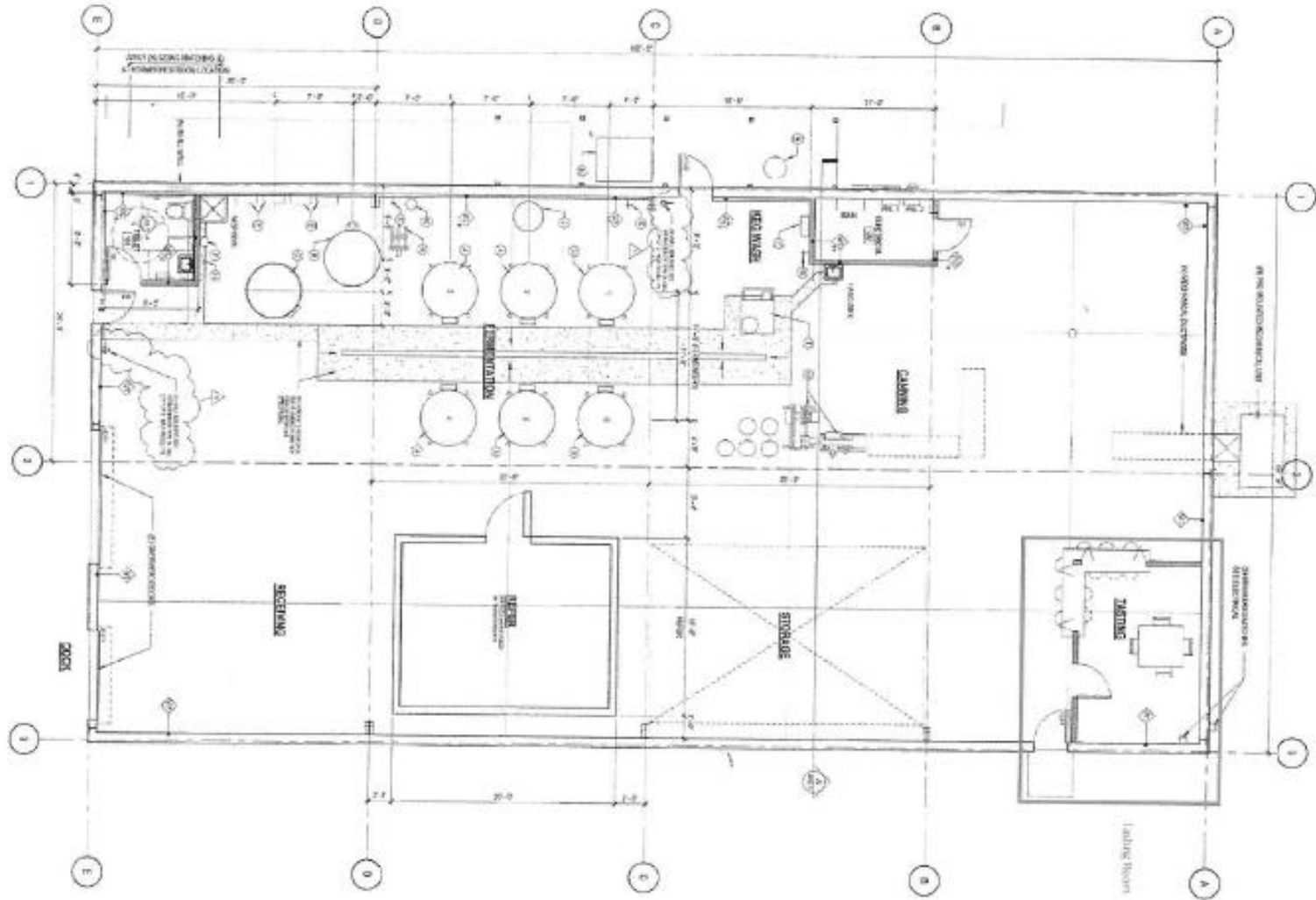


LU-2022-0431 : SITE PLAN



PARKING STUDY
1/10/2022

LU-2022-0431: FLOOR PLAN



LU-2022-0431: PHOTOS





ITEM 14.M

LU-2022-0434

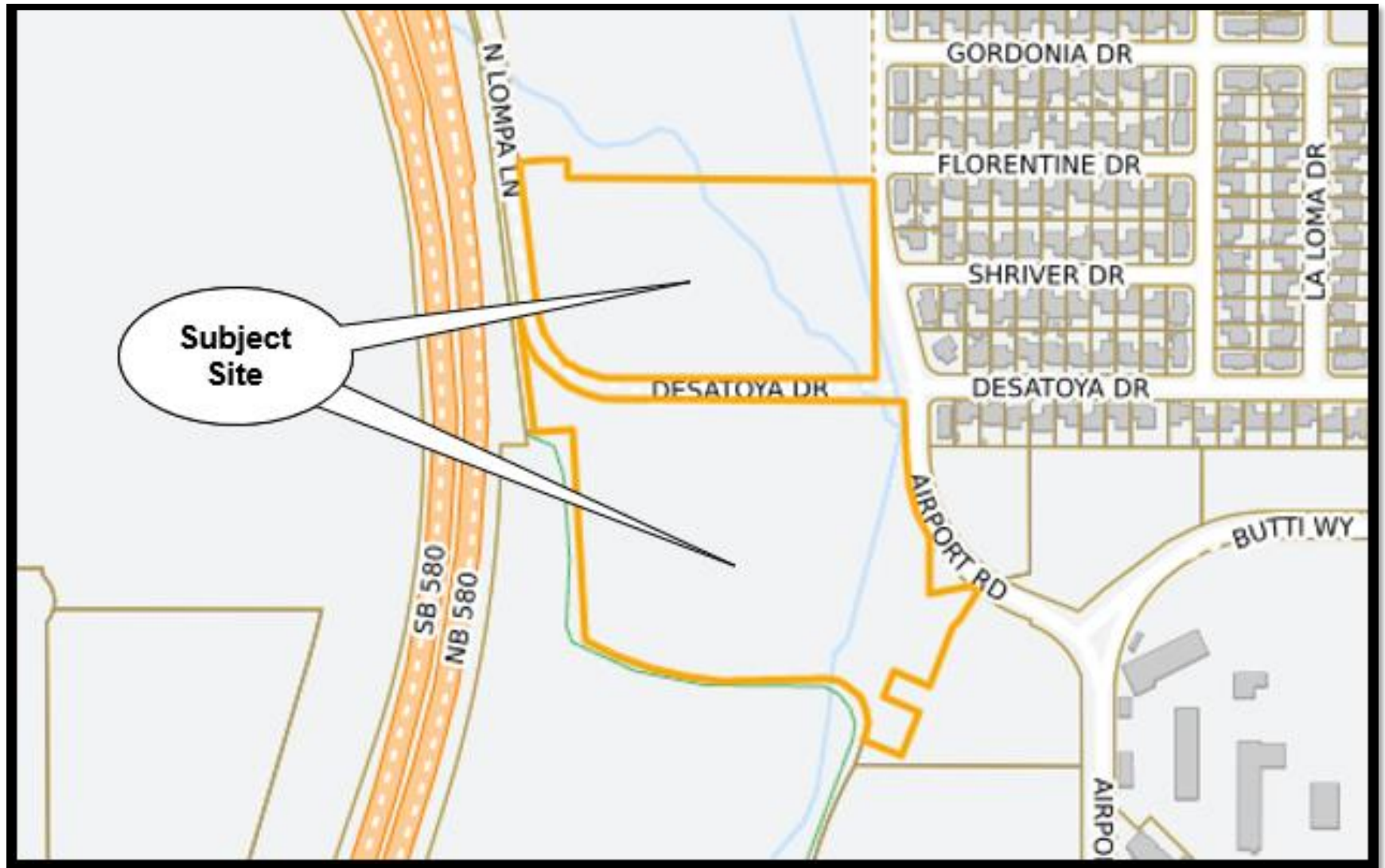
Discussion and possible action regarding an application from Tanamera Construction (Applicant) for a special use permit (SUP) for a multifamily residential development on properties within the Lompa Ranch North Specific Plan Area (SPA).

Zoning: Multifamily Apartment and Single Family – 6,000 (MFA-SPA & SF6-SPA).

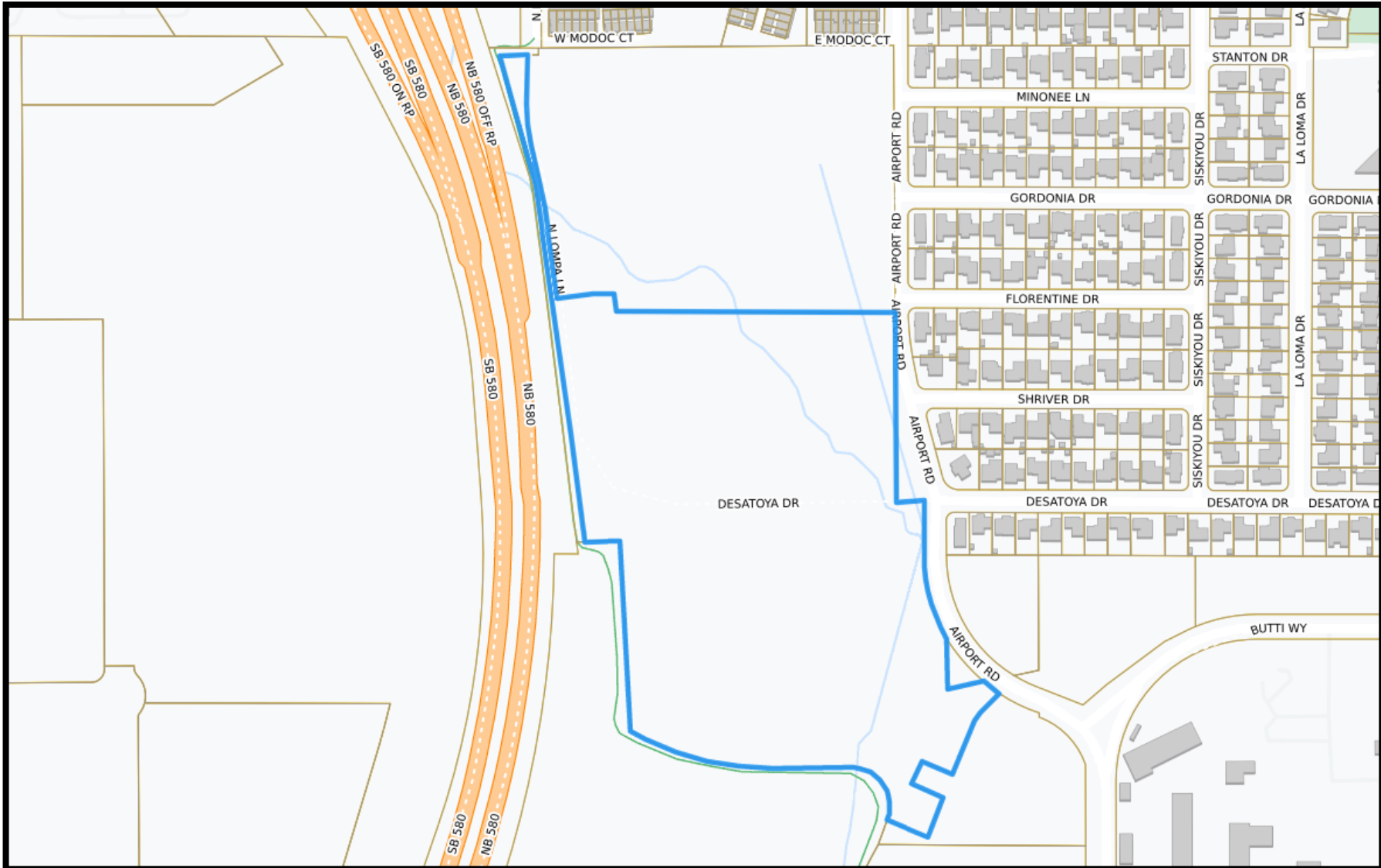
Location: Airport Road

APNs: 010-741-02 & -03 (010-741-04)⁴⁷

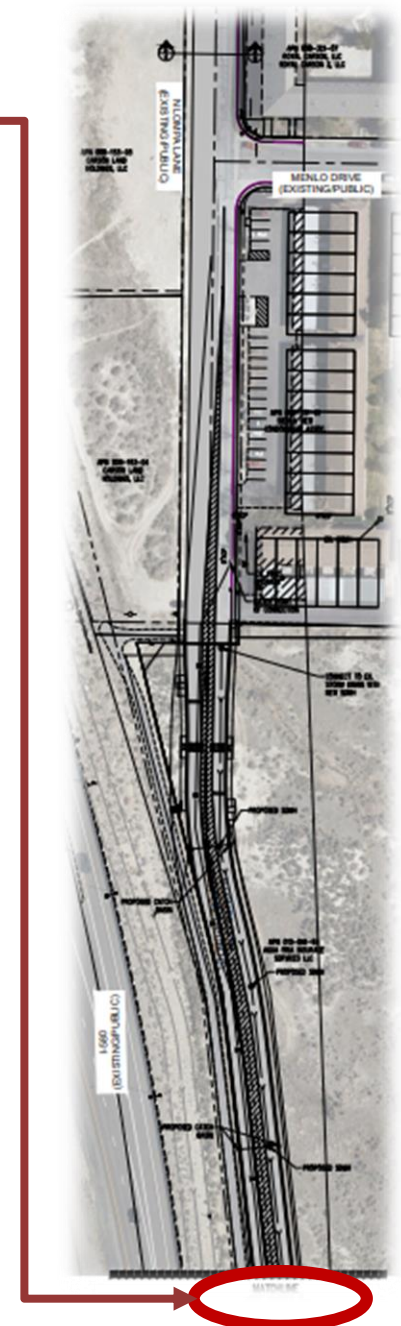
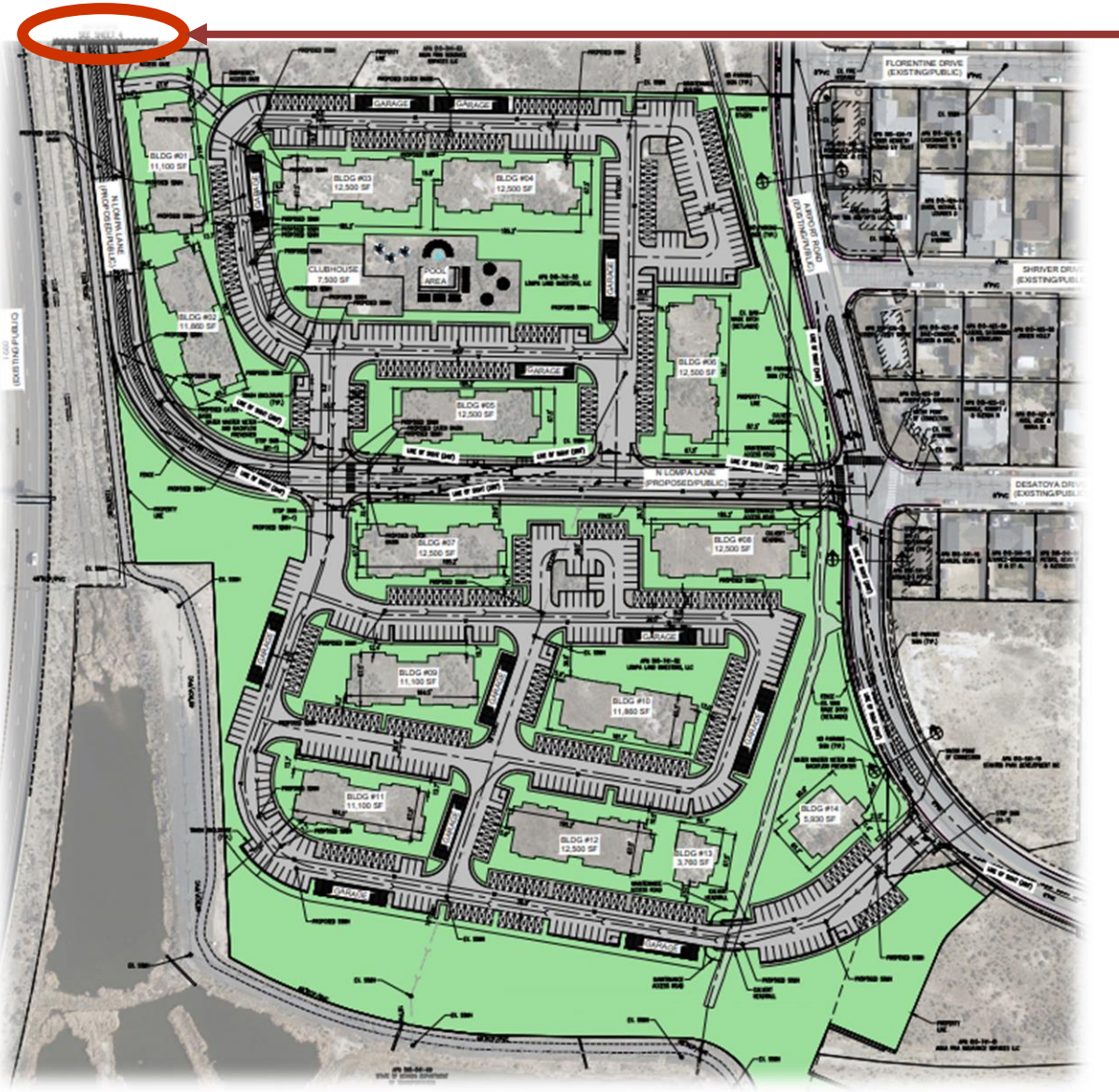
LU-2022-0434: VICINITY MAP



LU-2022-0434: REVERSION TO ACREAGE



LU-2022-0434: SITE PLAN



LU-2022-0434: LANDSCAPE & AMENITIES

**Multi-Use
Connections &
Public Amenity
Areas**



LU-2022-0434: BUILDING ELEVATIONS



LU-2022-0434: CLUBHOUSE & GARAGES



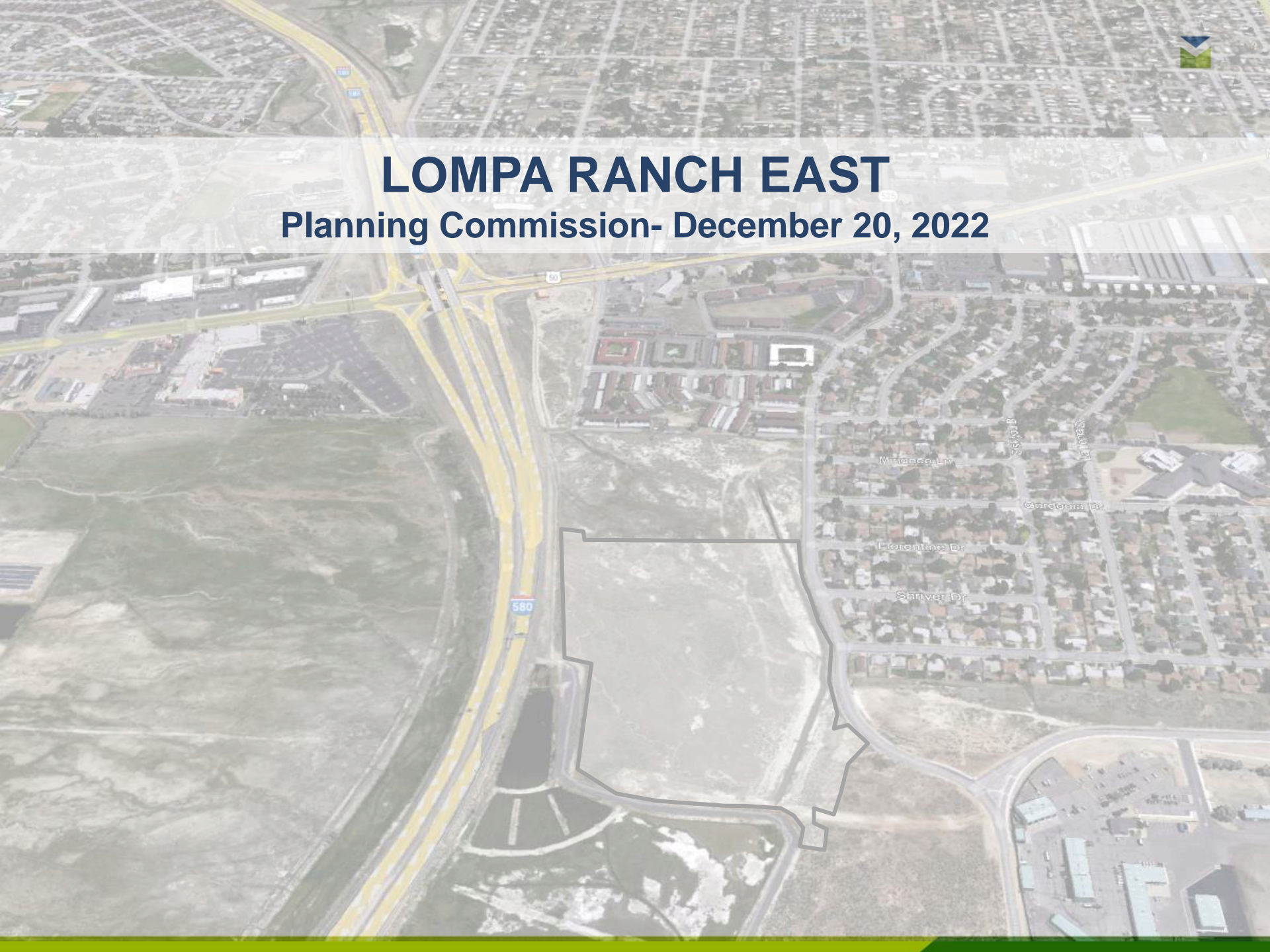
A thick vertical bar on the left side of the slide, transitioning from dark blue at the top to light blue at the bottom.

APPLICANT PRESENTATION



LOMPA RANCH EAST

Planning Commission- December 20, 2022



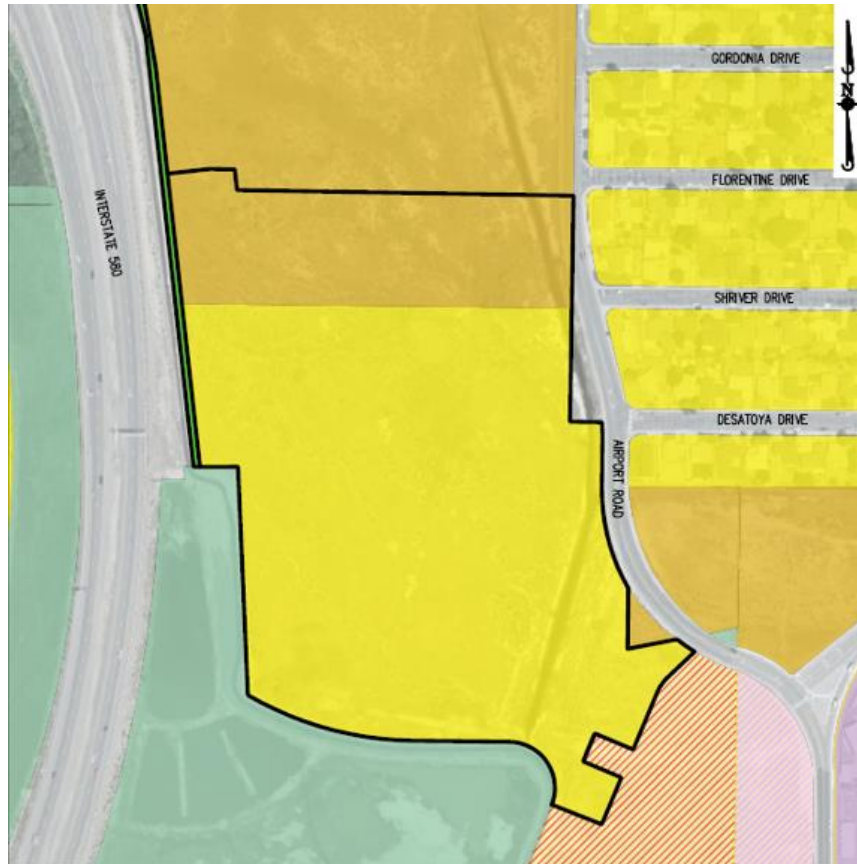
PROJECT LOCATION



LAND USE DESIGNATIONS



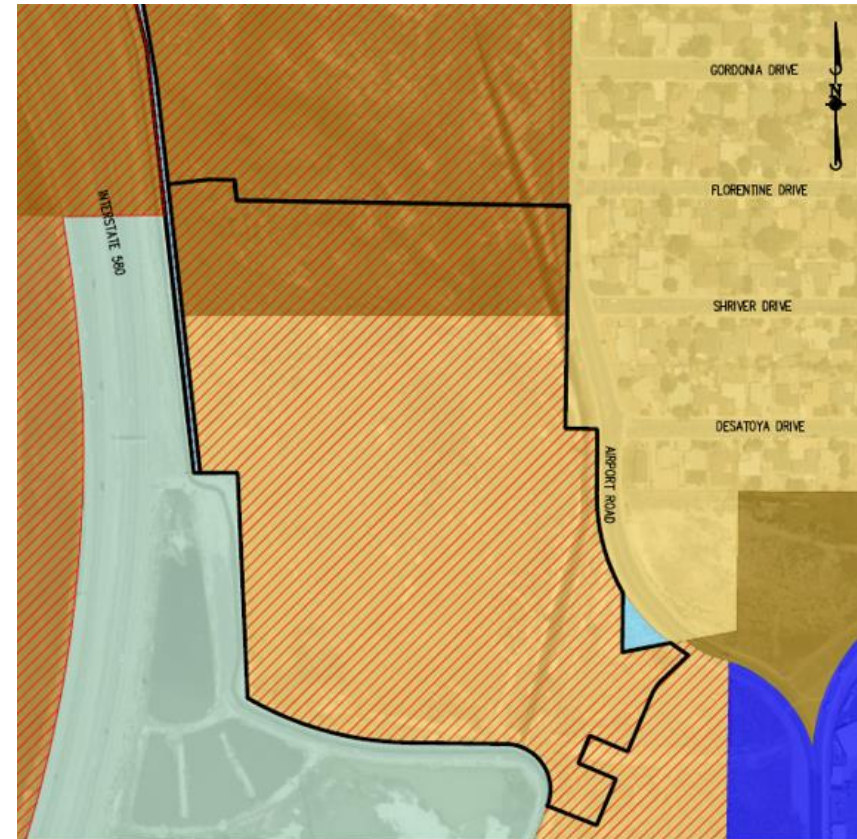
MASTER PLAN



LEGEND

	PROPOSED PROJECT LOCATION		MIXED-USE EMPLOYMENT		PARKS AND RECREATION
	OPEN SPACE		MIXED-USE RESIDENTIAL		
	HIGH DENSITY RESIDENTIAL		PUBLIC/ QUASI-PUBLIC		
	MEDIUM DENSITY RESIDENTIAL				

ZONING



LEGEND

	PROPOSED PROJECT LOCATION		MFA-SPA		PC-SPA
	SF6		PC		A
	SF6-SPA		PR		MFD-SPA
	MFA				



LOMPA RANCH NORTH SPECIFIC PLAN AREA (LRNSP)



- Specific Plan
- LRNSP Development Agreement

- Approximate Project Area
- High Density Residential
- Medium Density Residential



APPLICATION



SPECIAL USE PERMIT

- to allow a multi-family residential use on an MFA/SF6 split-zoned parcel, pursuant to CCMC Section 18.04.020.6(d)

Site plan for the proposed 120-unit multi-family development at 1000 Desatoya Drive, NE. The plan shows 12 buildings (BLDG #1 to BLDG #12), a club house, and various landscaping features including trees and wetlands. Key areas include 'CONCEPTUAL PASSIVE PARK SITE/OPEN SPACE', 'OPEN SPACE/ DETENTION', and 'PROPERTY LINE PER CIVIL DWGS'. The plan also indicates 'VISION TRIANGLE PER CIVIL DWGS' and 'CONCEPTUAL PARK SITE/ OPEN SPACE'.

- Clubhouse
- Pool Facility
- Fitness Room
- Game Room
- Play/Amenity Areas
- Dog Park Areas
- Common Area/Open Space
- Connection to trail system

PROJECT DESIGN



- 14 3-story buildings with 4 complementary facades
- 306 Units ranging from 850 sq. ft. to 1,225 sq. ft.
- 1 bedroom (93), 2 bedroom (168), and 3 bedroom (45) units
- Exterior porches
- Incorporates key LRNSP architectural elements



FRONT PERSPECTIVE



SW 7028 AGREEABLE GRAY
STUCCO/ROCK #1



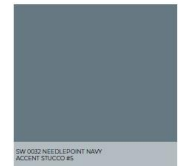
SW 7027 DORMAN GRAY
ACCENT STUCCO #2



SW 2848 ROYCE/ST PEWTER
ACCENT STUCCO #3



SW 2813 DOCKWOOD TERRA COTTA
ACCENT STUCCO #4



SW 0025 NEEDLEPOINT NAVY
ACCENT STUCCO #5



SW 7026 CALM/LET GRAY
HORIZONTAL SIDING 6\"/>



SW 7026 DOK ODE
FASCIA, TRIM, DOORS, VERTICAL SIDING 6\"/>



LUX TERRAZZO STONE 1 1/2\"/>



WESTLAND BROWN HOPKINS SANDY SLATE 10\"/>

CONCEPTUAL ELEVATIONS



- 1 SW 7029 AGREEABLE GRAY STUCCO BODY #1
- 2 SW 7017 DOBARI GRAY ACCENT STUCCO #2
- 3 SW 0032 NEEDLEPOINT NAVY ACCENT STUCCO #3
- 4 SW 7019 GAUNTLET GRAY HORIZONTAL SIDING 6" LAP
- 5 SW 7069 IRON ORE FASCIA, TRIM, DOORS, VERTICAL SIDING 8" PLANK, RAILINGS
- 6 WESTLAKE ROYAL ROOFING SAKORY SLATE 900 CHARCOAL BLEND FLAT TILE ROOF



FRONT PERSPECTIVE

CONCEPTUAL ELEVATIONS



- 1 SW 7029 AGREEABLE GRAY STUCCO BODY #1
- 2 SW 7017 DORIAN GRAY ACCENT STUCCO #2
- 3 SW 2803 ROOKWOOD TERRA COTTA ACCENT STUCCO #4
- 4 SW 7019 GAUNTLET GRAY HORIZONTAL SIDING 6" LAP
- 5 SW 7069 IRON ORE FASCIA, TRIM, DOORS, VERTICAL SIDING 8" PLANK, + RAILINGS
- 6 WESTLAKE ROYAL ROOF II SAXONY SLATE 900 CHARCOAL BLEND FLAT TILE ROOF



CLUBHOUSE



FRONT ELEVATION

- 

1 SW 7029
AGREEABLE GRAY
STUCCO BODY #1
- 

2 SW 7019
GAUNTLET GRAY
HORIZONTAL SIDING
6" LAP
- 

3 SW 7069
IRON ORE
FASCIA + TRIM
- 

4 CULTURED STONE
HEWN STONE | TULUS
STONE VENEER
- 

5 BRIDGERSTEEL
BURNISHED SLATE
STANDING SEAM METAL ROOF
- 

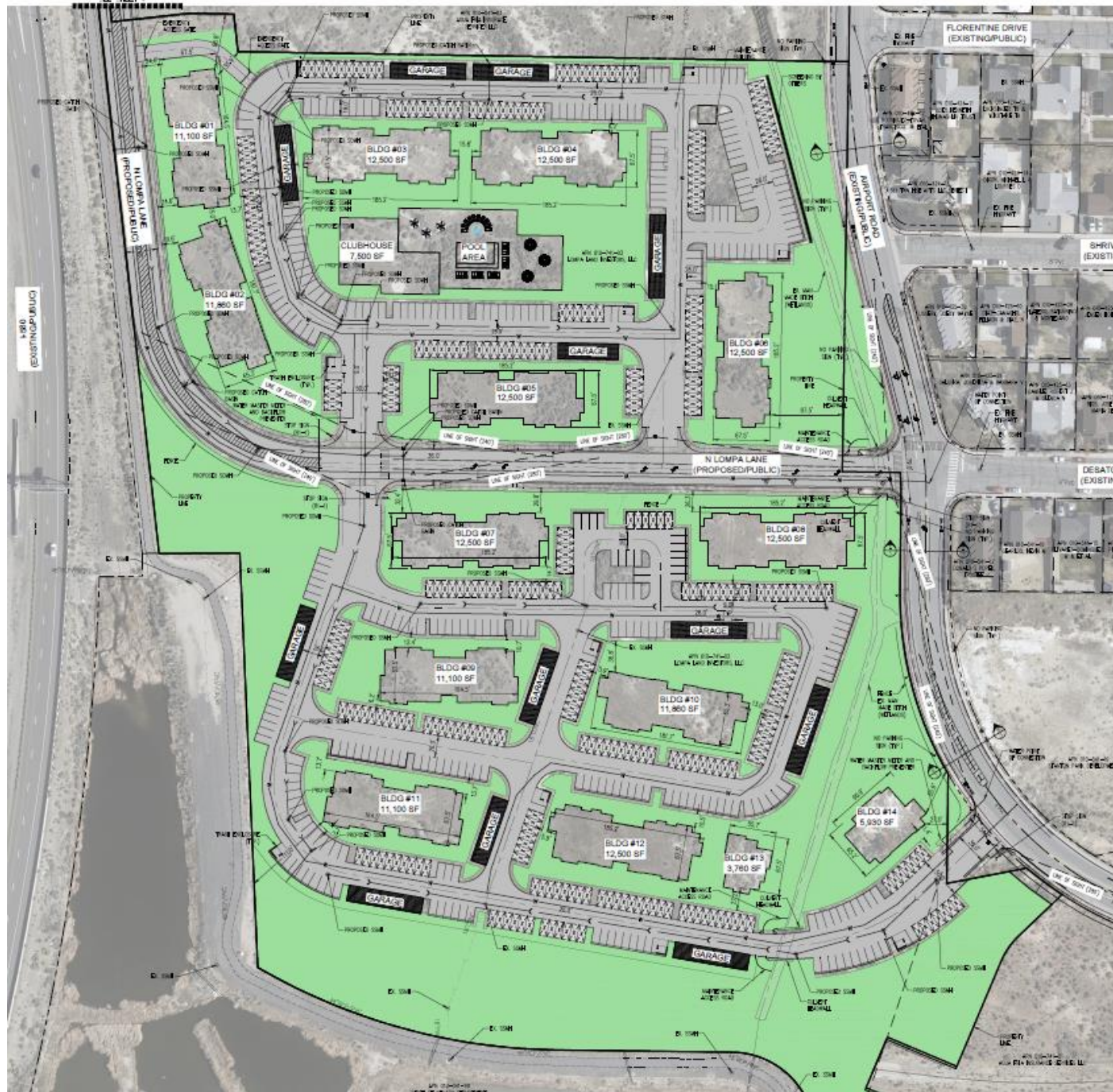
6 WESTLAKE ROYAL ROOFING
SAXONY SLATE 900
CHARCOAL BLEND
FLAT TILE ROOF



REAR ELEVATION



Q&A

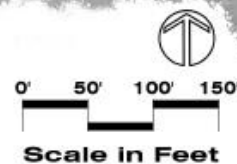


AMENITY LEGEND



GENERAL NOTE

PLAN IS CONCEPTUAL AND IS INTENDED TO GIVE A GENERAL DEPICTION OF POTENTIAL AMENITY ELEMENTS THAT COULD BE INCORPORATED INTO THE PROJECT.





ITEM 14.N

LU-2022-0514

Discussion and possible action regarding an application from Resource Concepts Inc. ("RCI") for a special use permit ("SUP") for a parking lot.

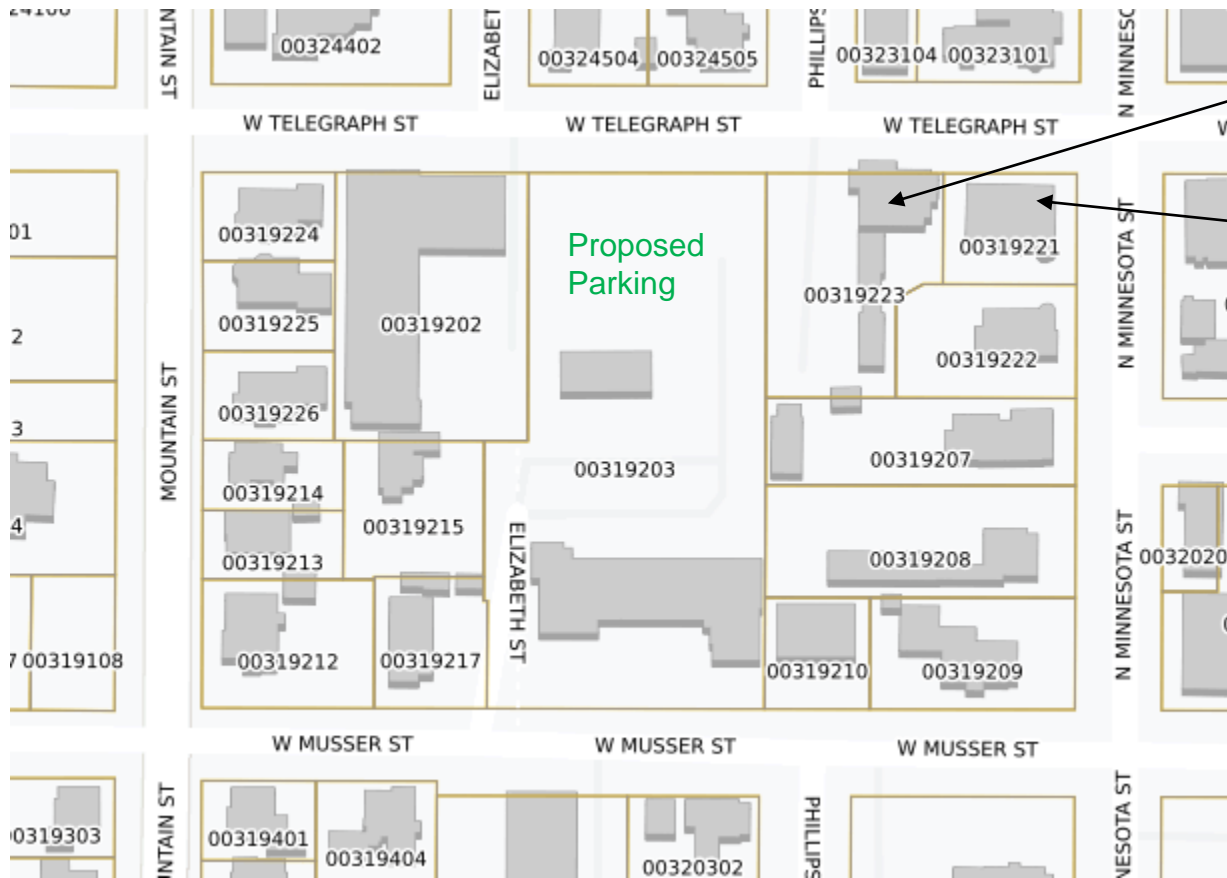
Zoning: Public ("P").

Location: 604 West Musser Street

APN: 003-192-03



Locational Context



505 Telegraph St.

340 N. Minnesota St.



ITEM 14.O

MPA-2022-0486

Discussion and possible action regarding a recommendation to the Board of Supervisors (“Board”) concerning the annual Master Plan report.

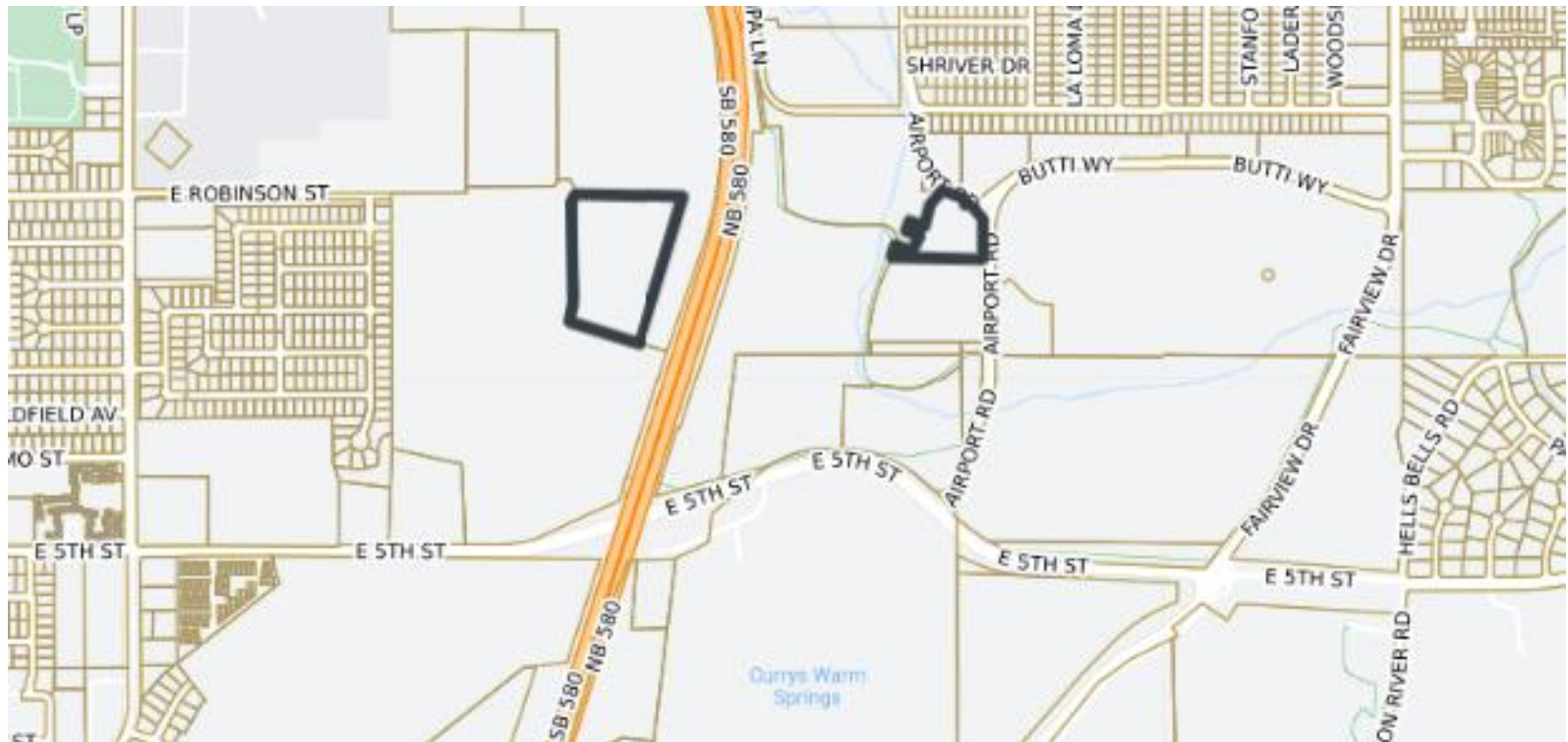


MPA-2022-0486

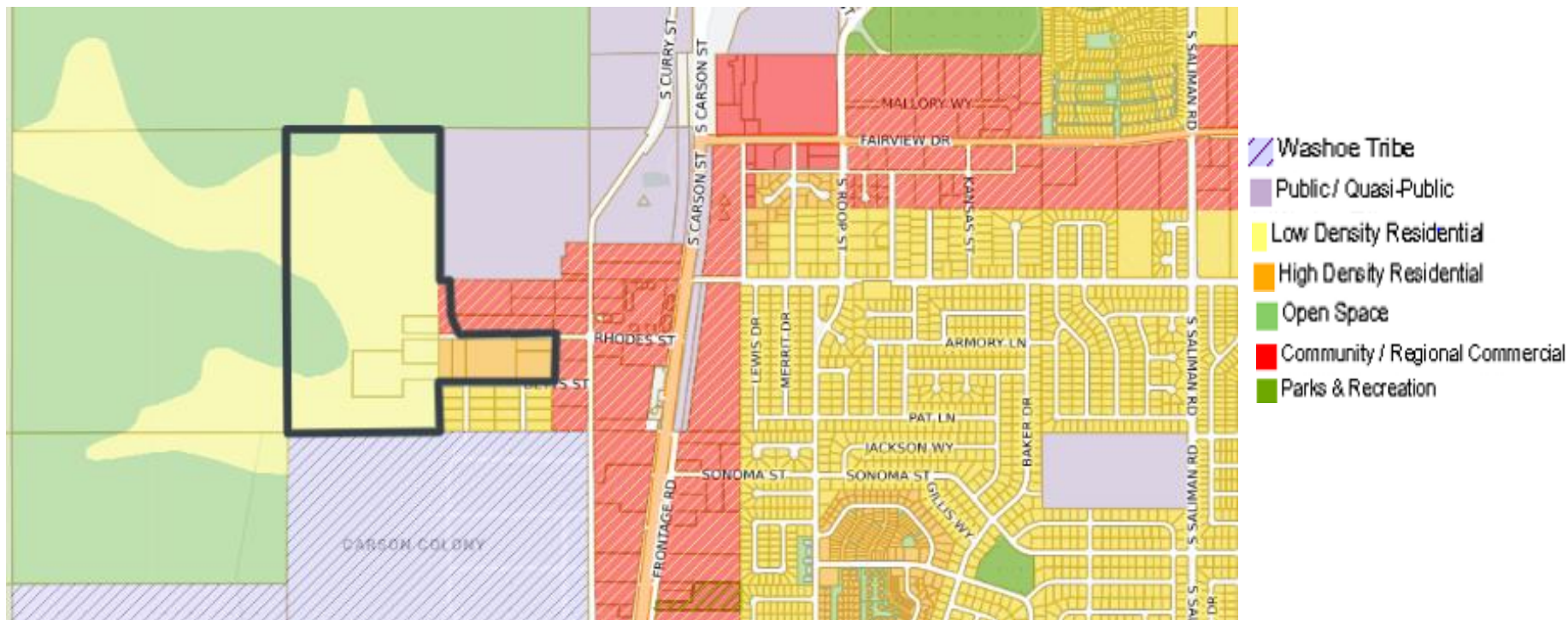
Master Plan Annual Report

DECEMBER 20, 2022

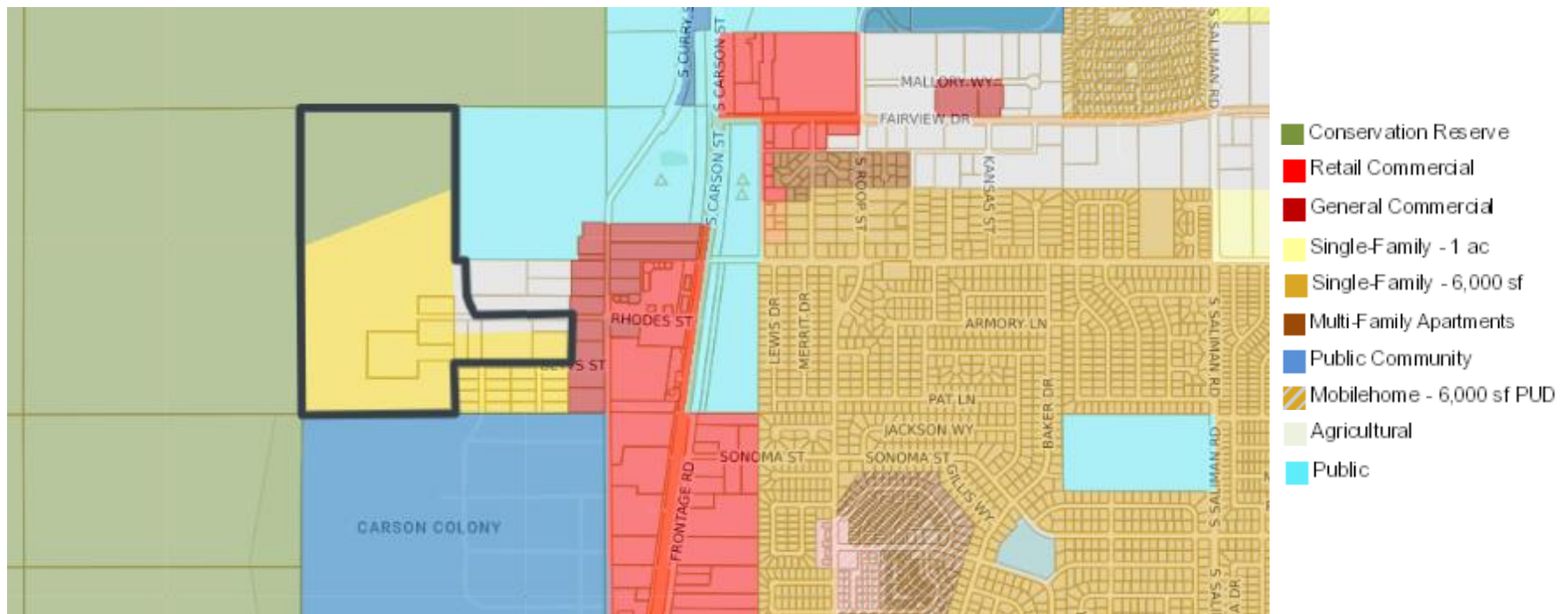
Lompa Ranch North Specific Plan: Park Sites



West End Rhodes Street / Betts Street Master Plan

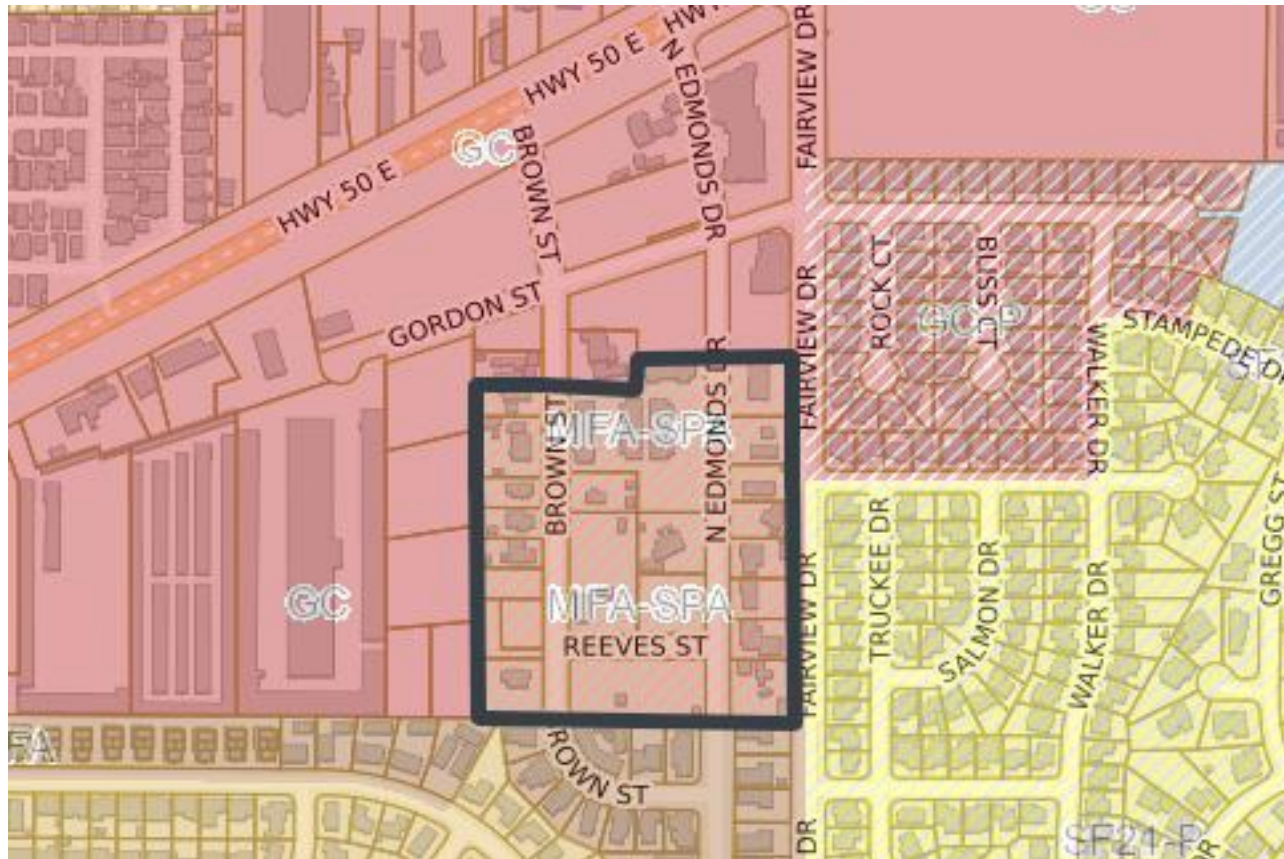


West End Rhodes Street / Betts Street Current Zoning



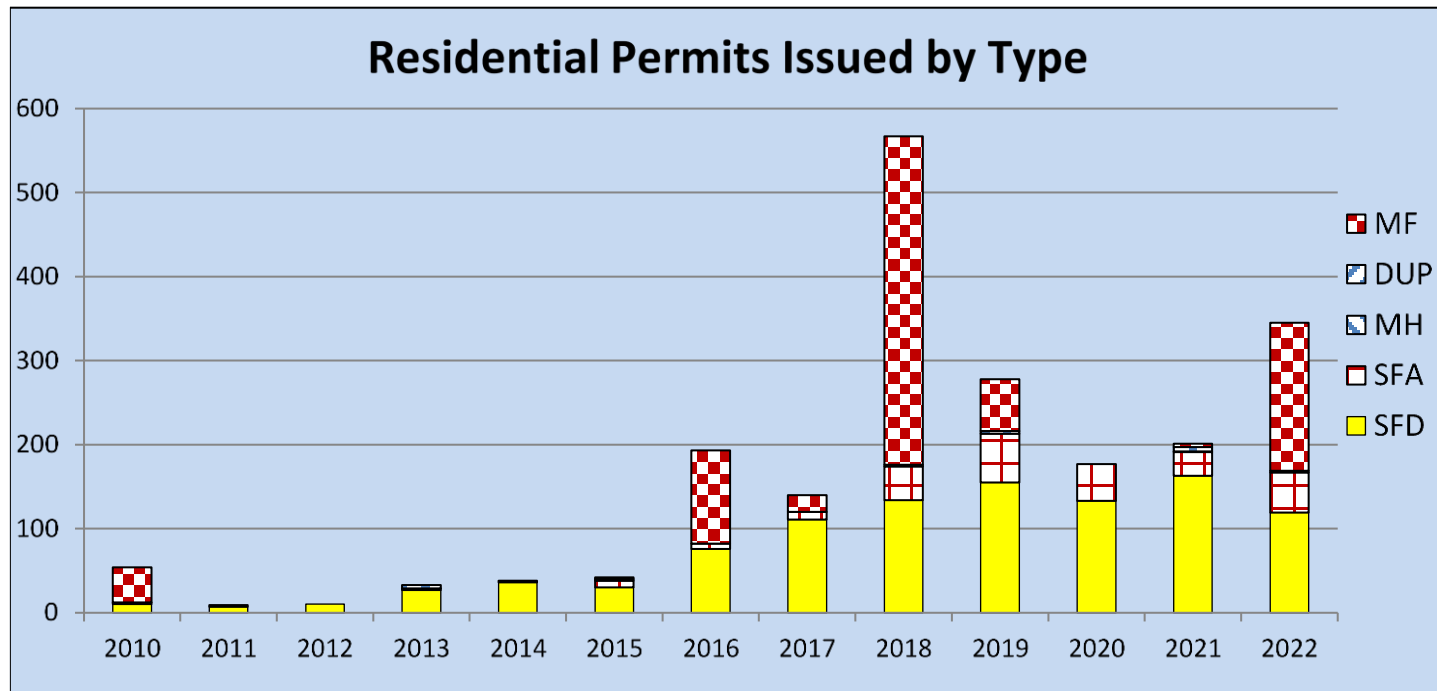
Single-Family - 6,000 sf Public Regional Public Community Residential Office Multi-Family Apartments Retail Commercial

Brown Street Specific Plan Area



Growth Trends & Supplemental Information

Residential Growth and Development Trends



Source: Carson City Building Division Through November 2022

SFD = Single-family detached residence

SFA = Single-family attached residence

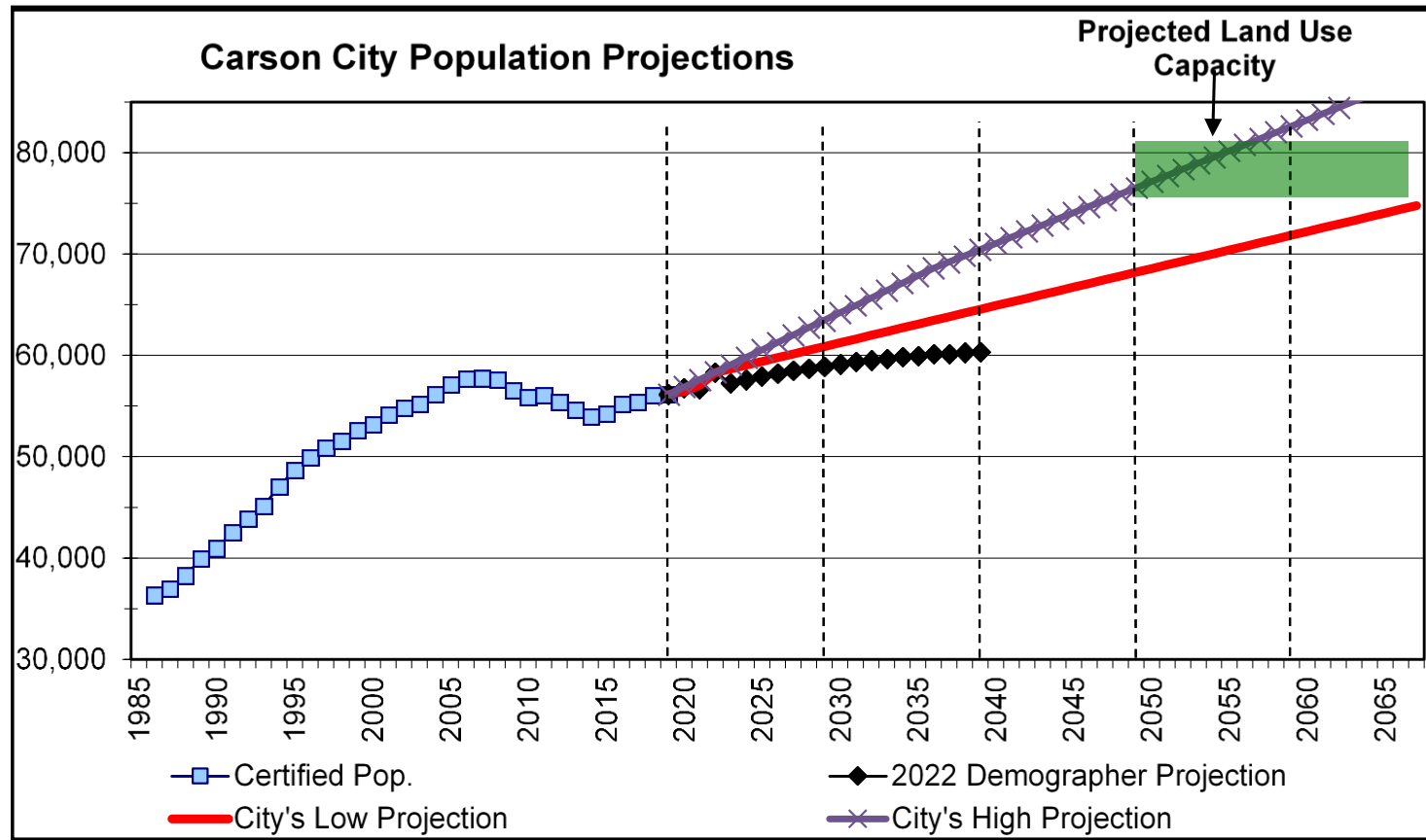
MH = Mobile Home

DUP = Duplex (two attached units, one ownership)

MF = Multi-family dwelling (3 or more units, one owner)

Growth Trends & Supplemental Information

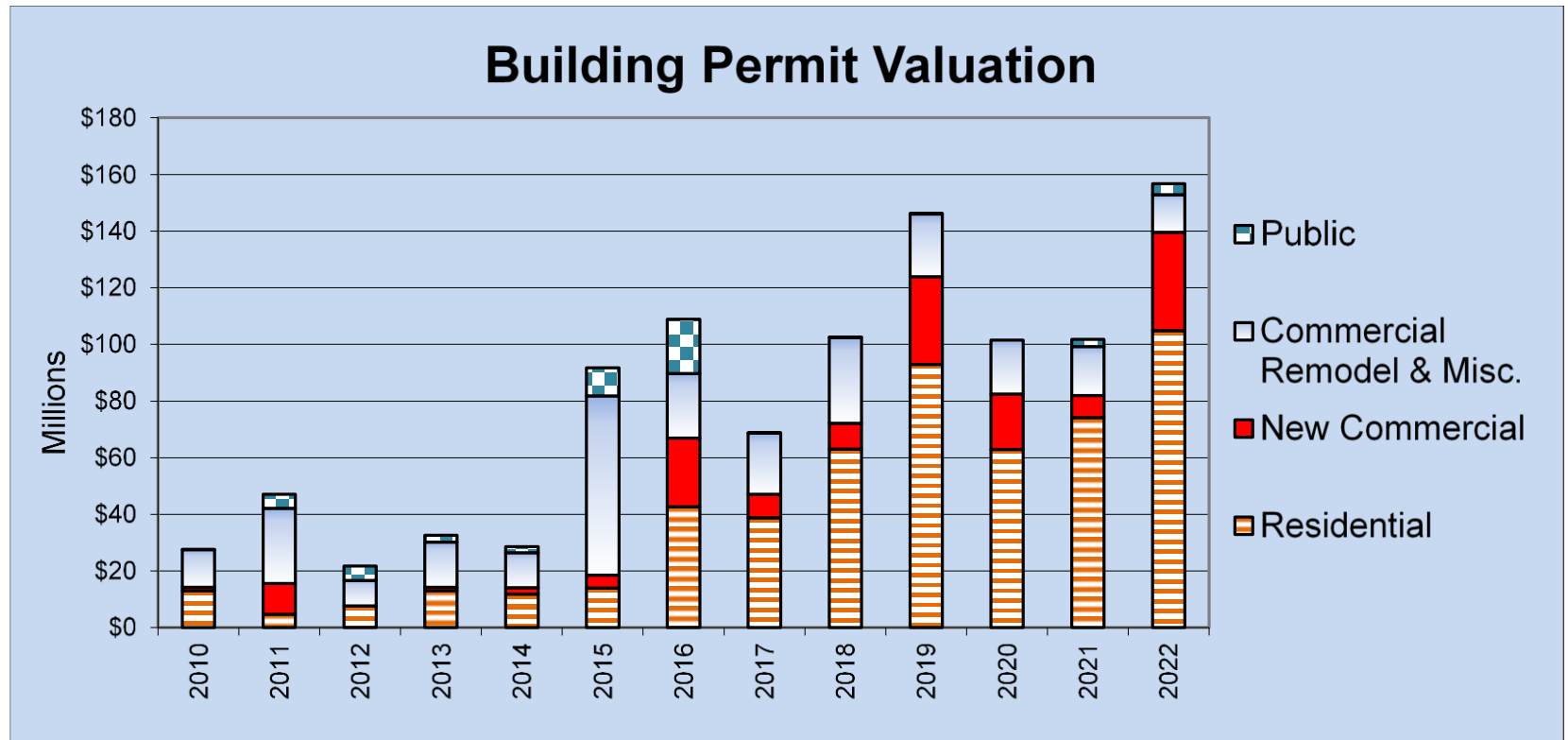
Population and Land Use Capacity



Source: Nevada State Demographer; Carson City Planning Division (City projection dated 2022)

Growth Trends & Supplemental Information

Construction Activity and Development Trends



Through November 2022

Source: Carson City Building Division



ITEM 14.P

ZA-2022-0519

Discussion and possible action regarding a a recommendation to the Board of Supervisors (“Board”) concerning an application from Will Adler on behalf of Green Thumb Industries Inc. (“Applicant”) for an ordinance amending location requirements for medical marijuana dispensaries and marijuana retail stores.