



# 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.

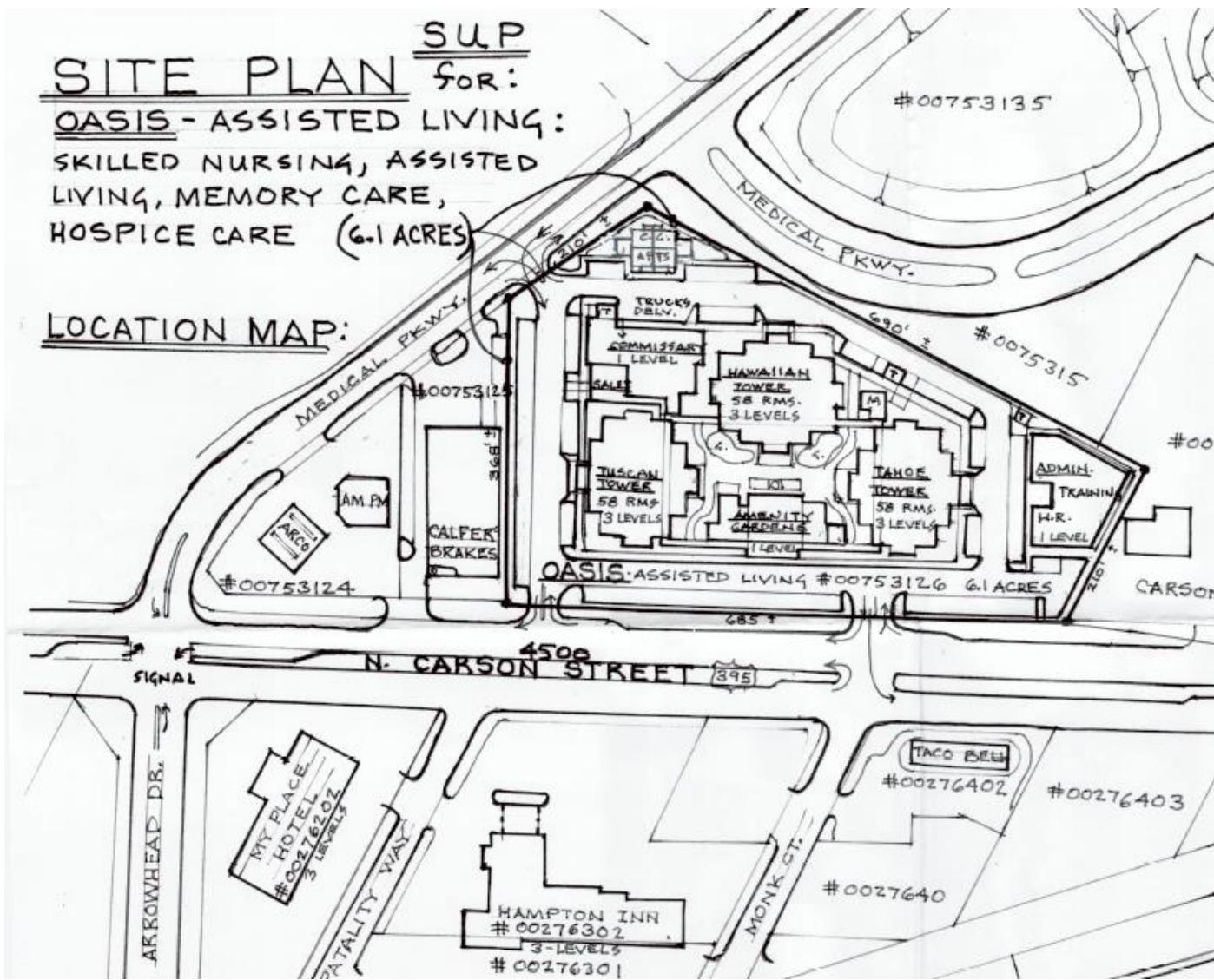
**Zoning: Retail Commercial (“RC”)**  
**Location: 4500 North Carson Street**  
**APN: 007-531-26**



# 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

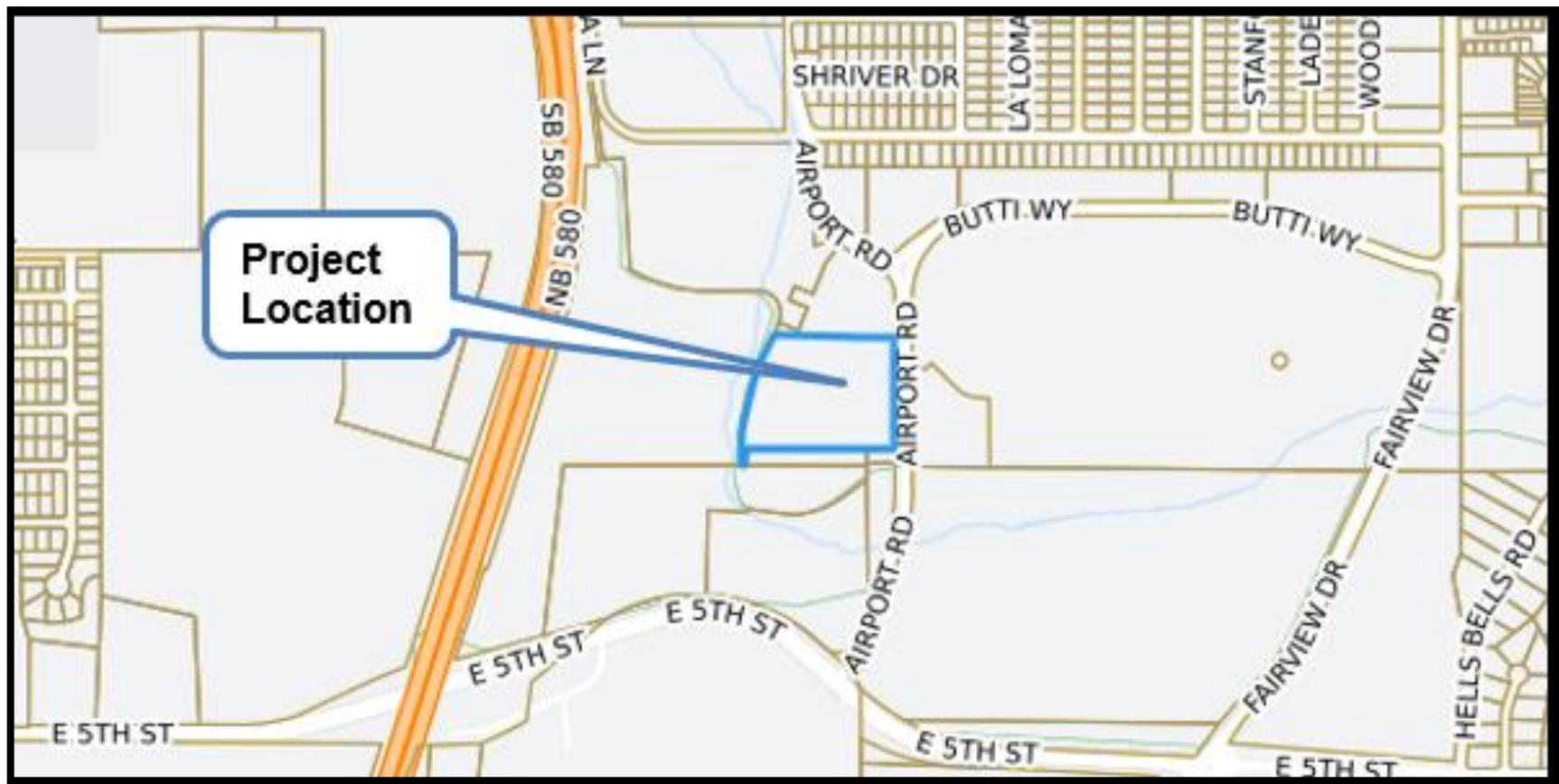


## ITEM 14.A LU-2020-0050

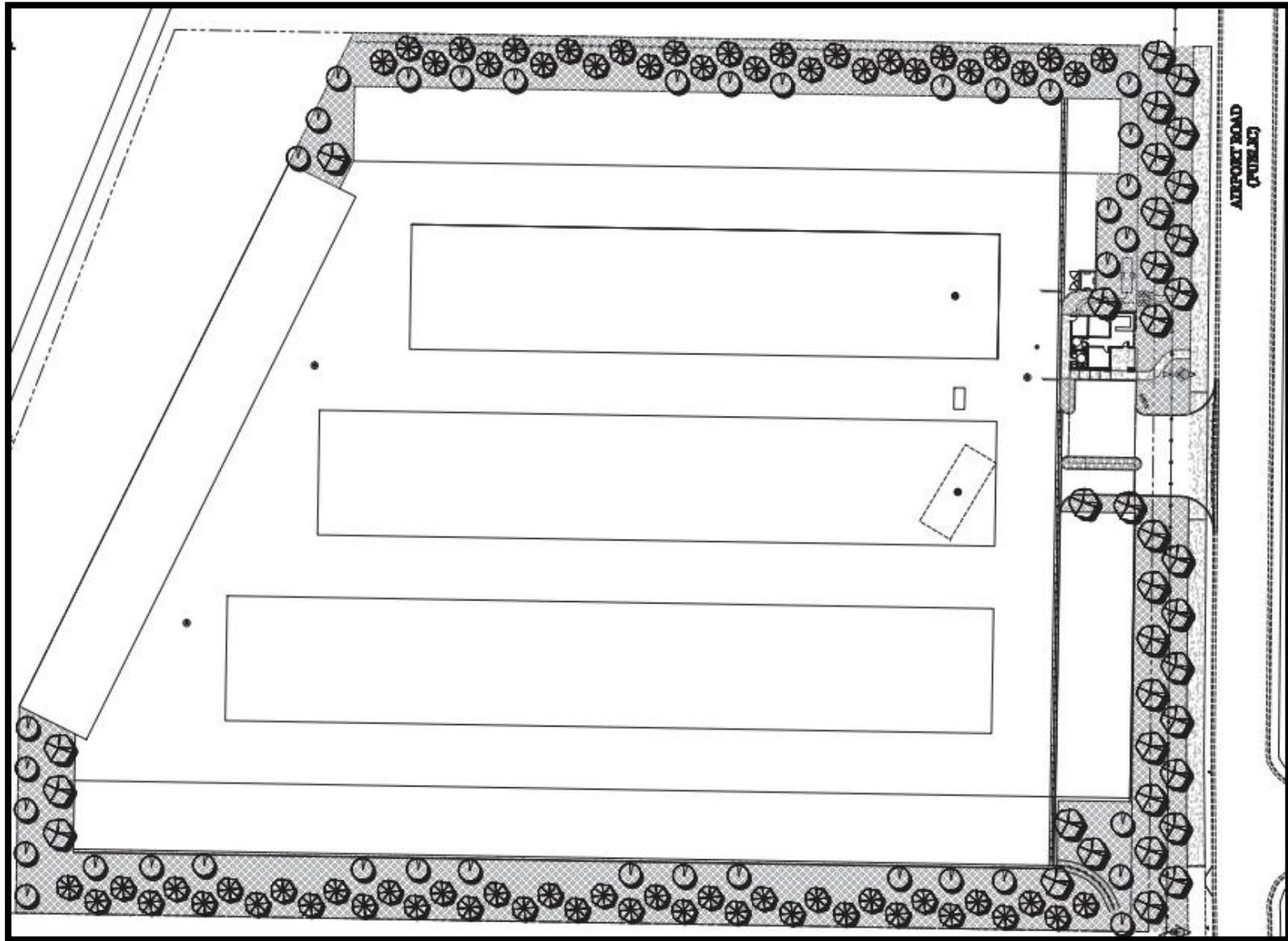
Discussion and possible action regarding a request from Bear Creek Land Company (Applicant) for an 18-month time extension to July 27, 2024 for an approved special use permit (SUP) for outdoor storage with personal storage within an enclosed building on a property within the Lompa Ranch North Specific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

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

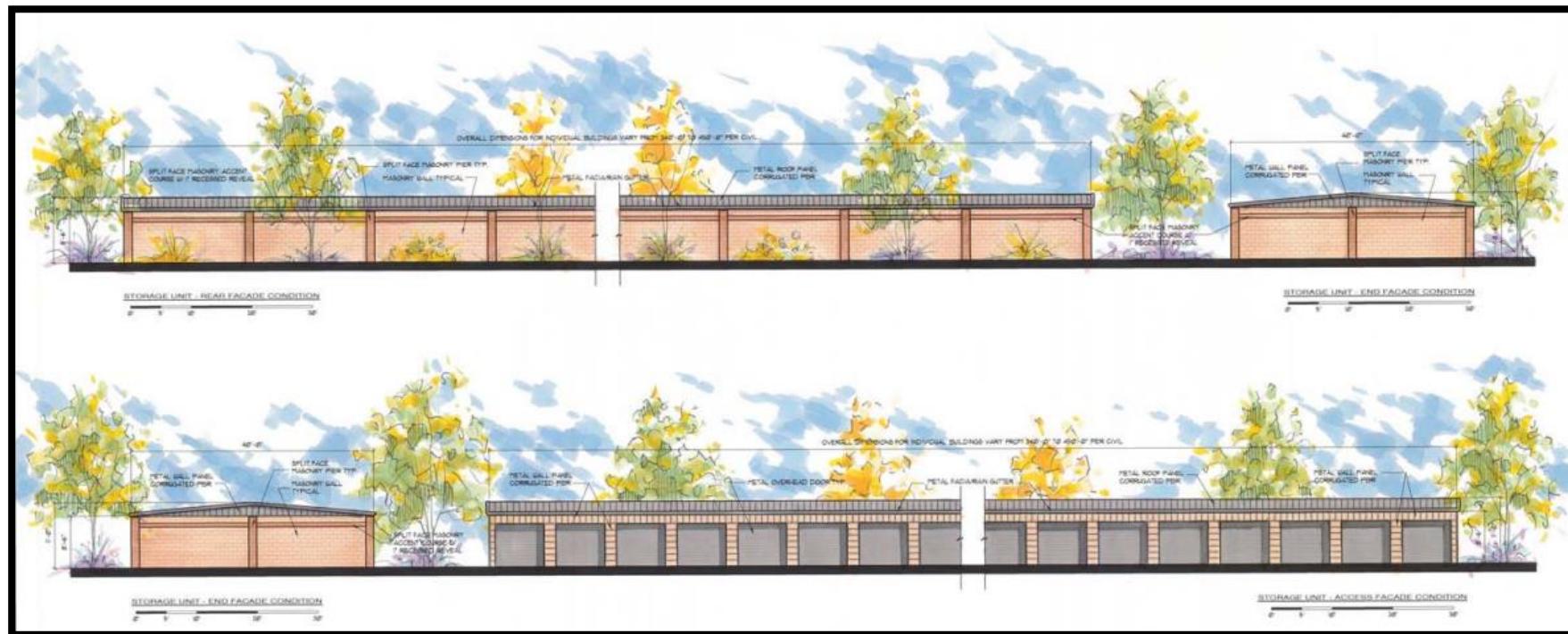
# LU-2020-0050: VICINITY MAP



# LU-2020-0050: APPROVED SITE PLAN



# LU-2020-0050: ELEVATIONS & FENCES



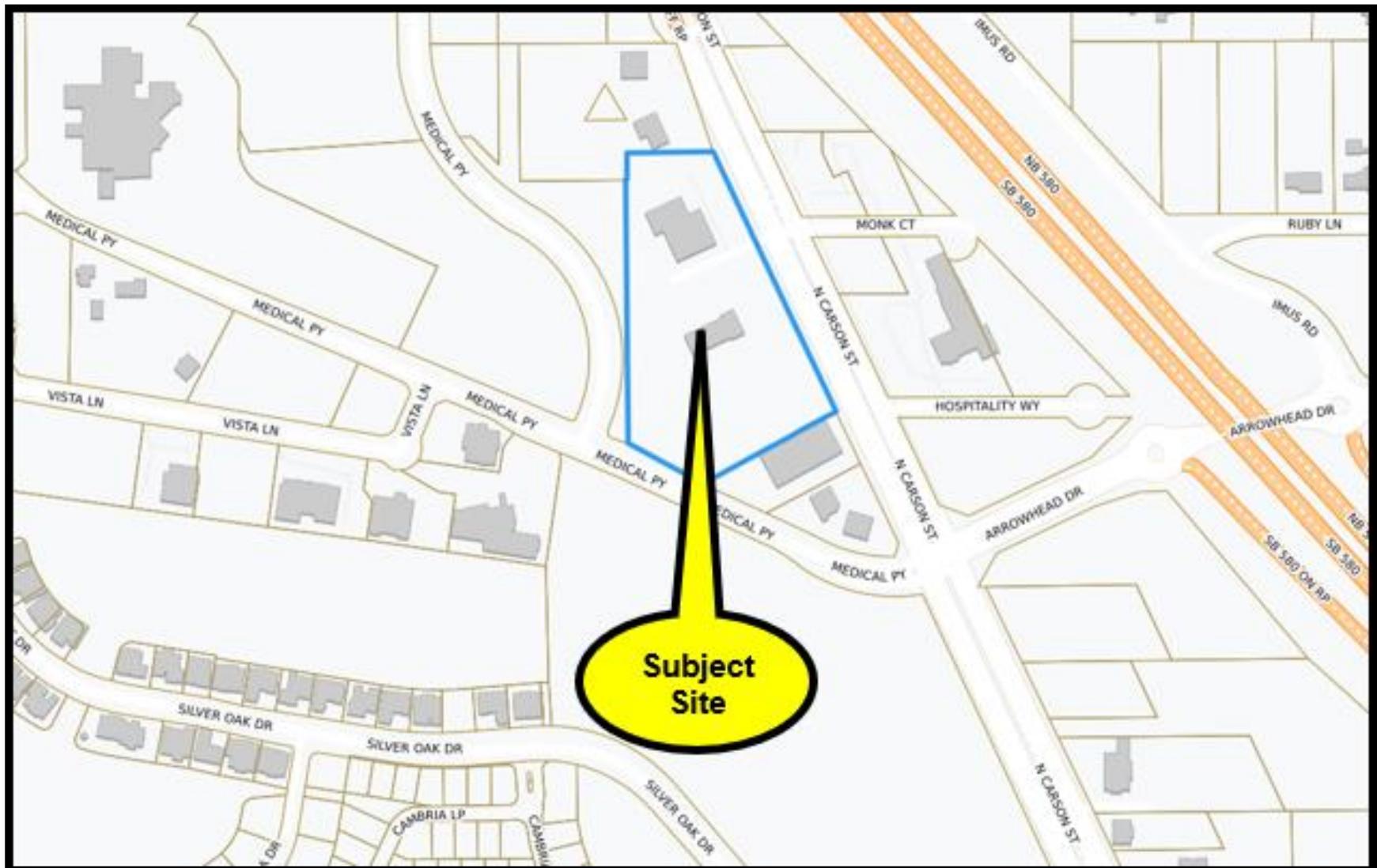


## ITEM 14.B LU-2022-0326

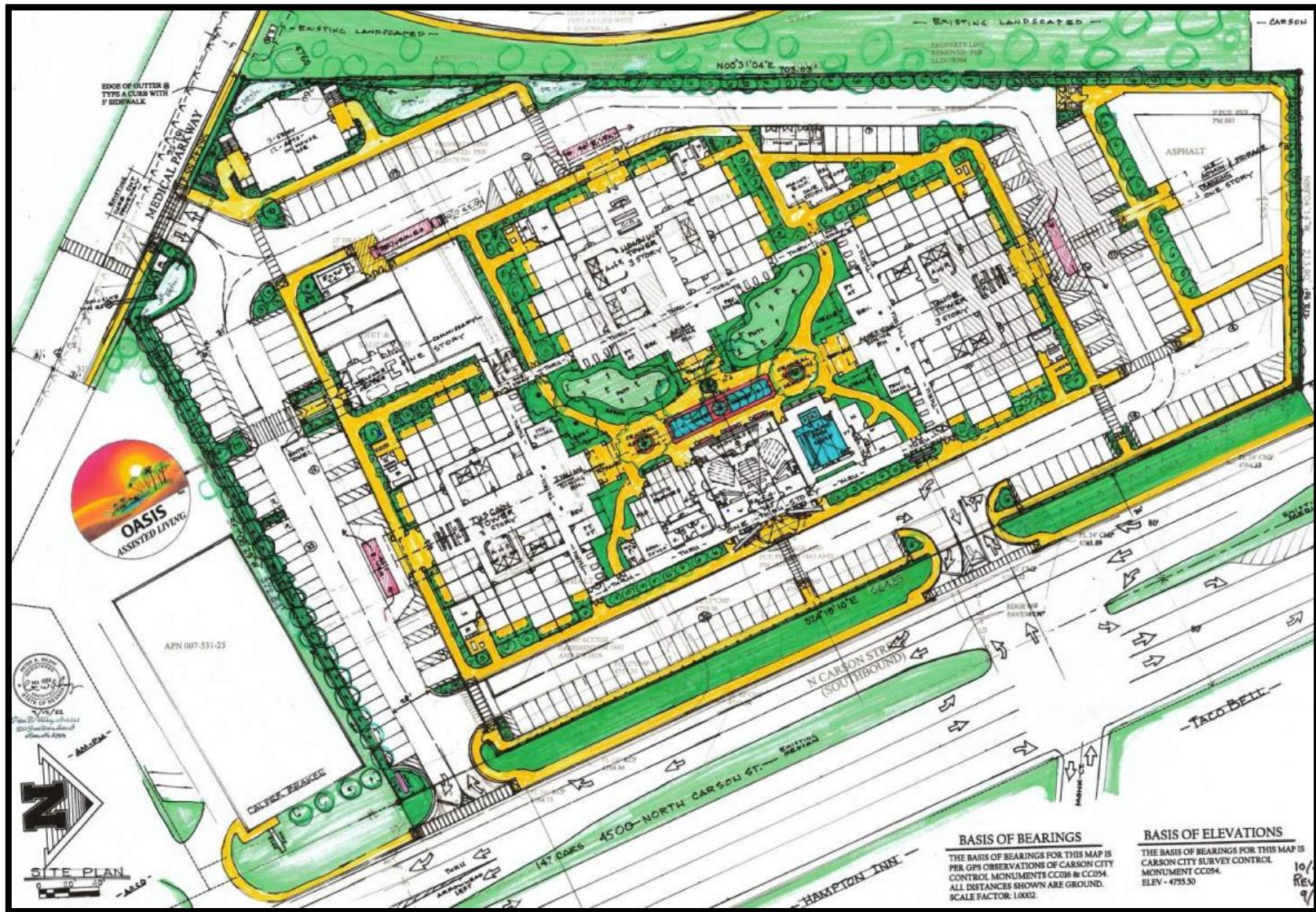
Discussion and possible action regarding an application from Peter Wilday (“Applicant”) for a special use permit (“SUP”) to allow for the construction of a 356 bed congregate care facility and 12 multi-family residential units.

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

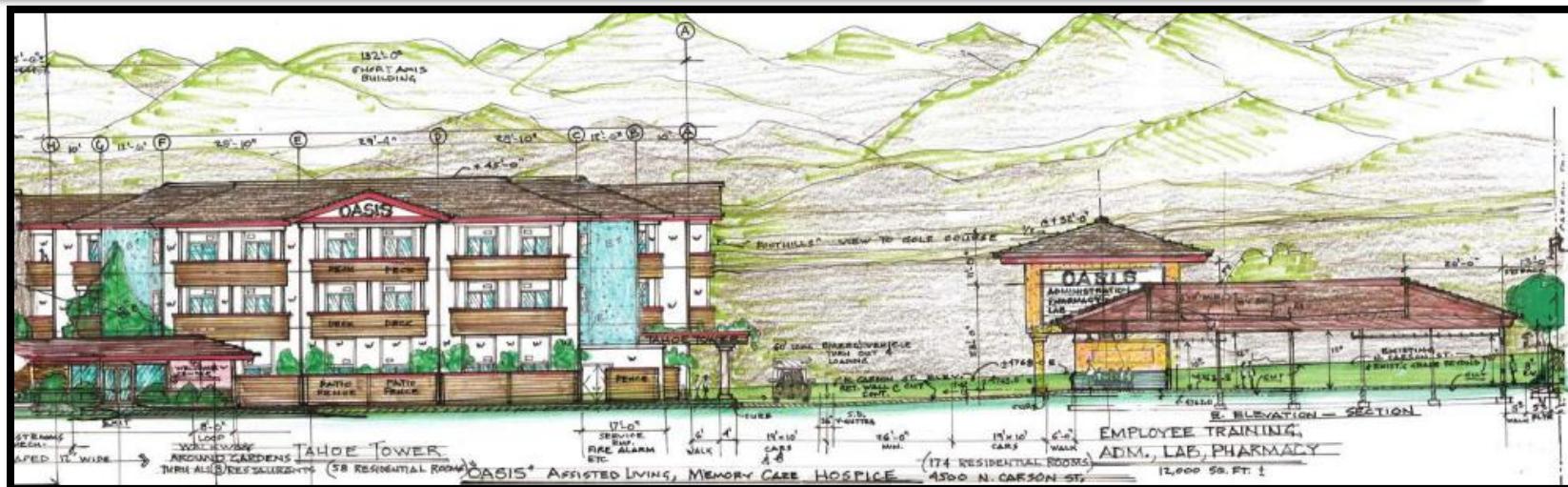
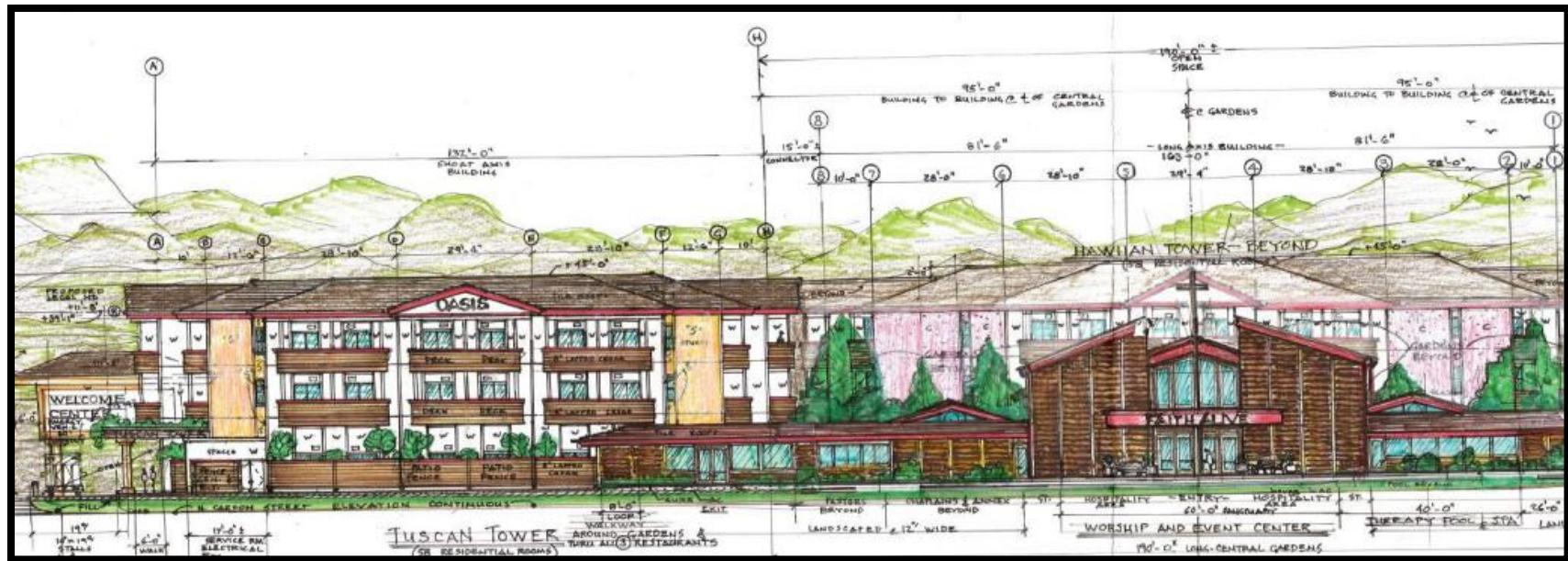
# LU-2022-0326: VICINITY MAP



# 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

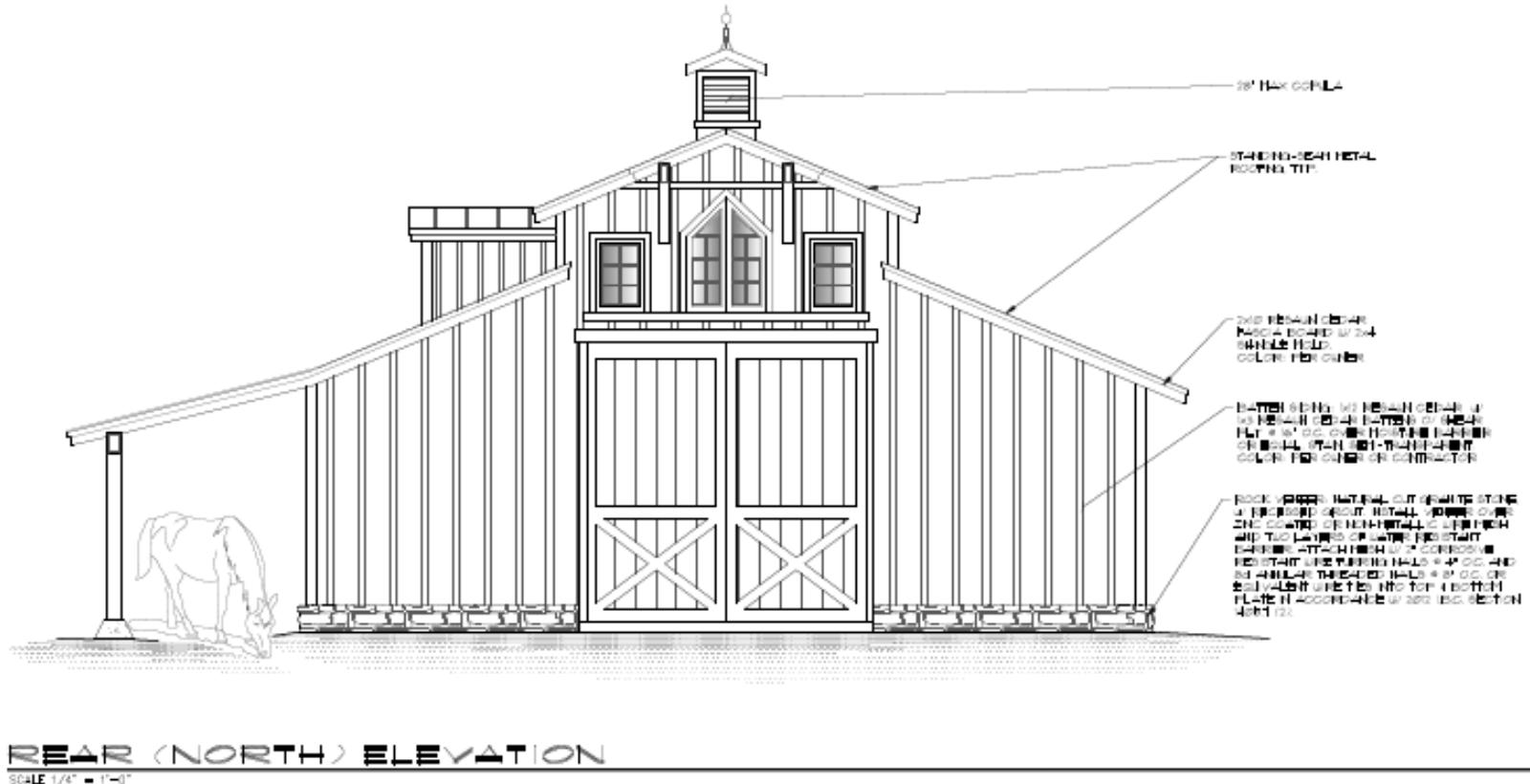
# LU-2022-0491: VICINITY MAP



# LU-2022-0491: SITE PLAN



# LU-2022-0491: ELEVATIONS



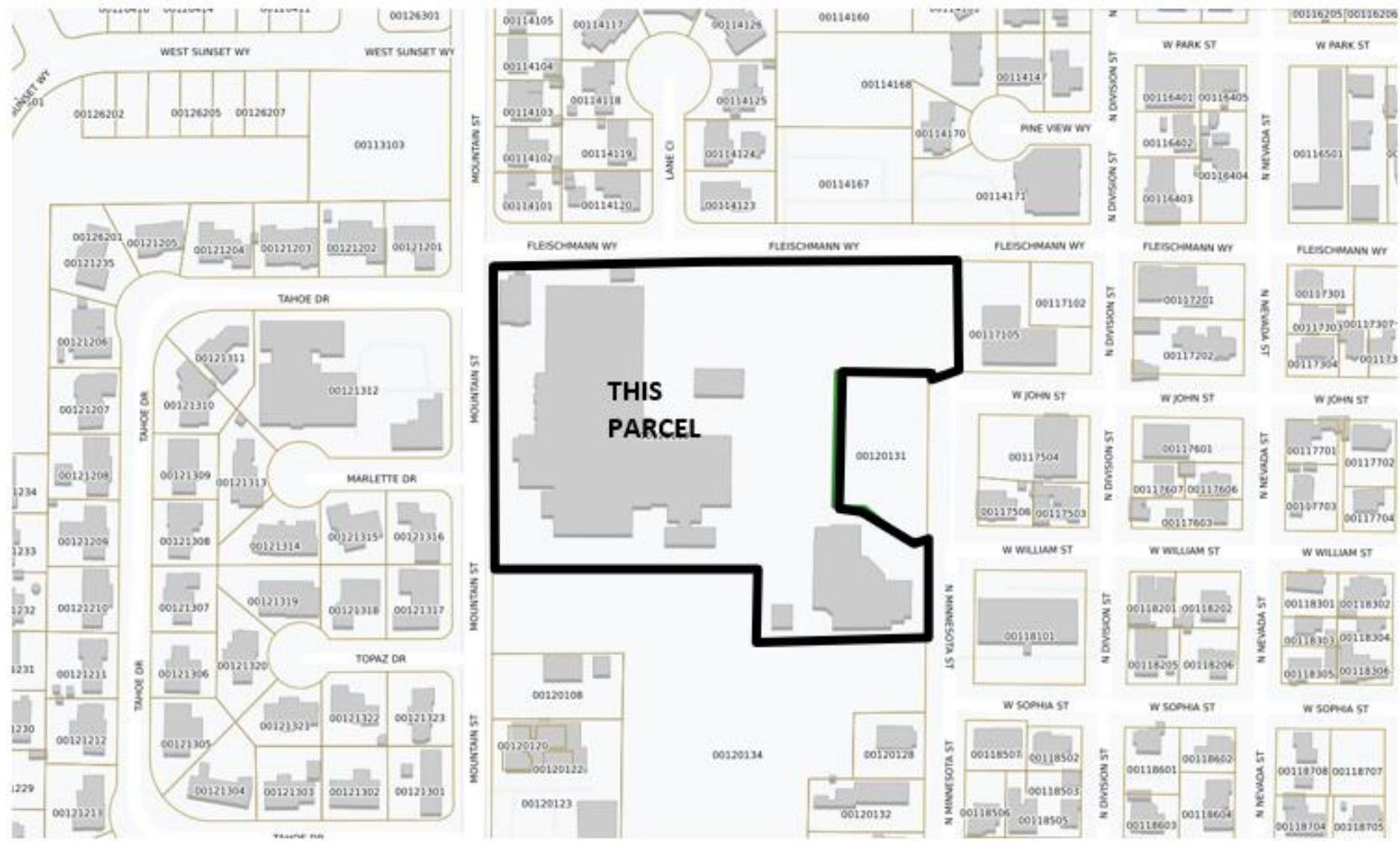


## ITEM 14.D ZA-2022-0501

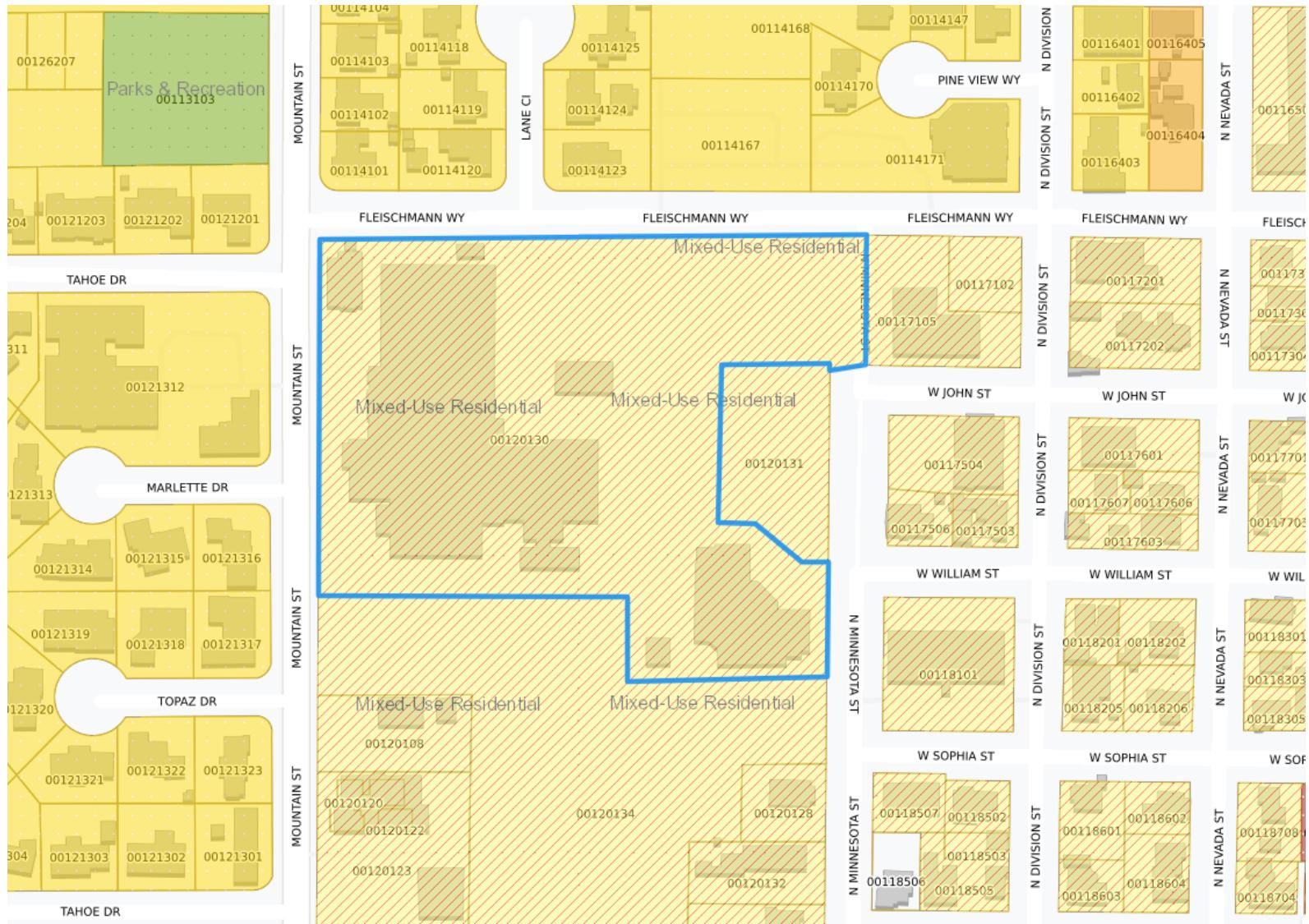
Discussion and possible action regarding a recommendation to the Board of Supervisors (“Board”) concerning a request from Carson City (“Applicant”) for a proposed ordinance amending the zoning map to change the zoning from Public Regional (“PR”) to Retail Commercial (“RC”).

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

# ZA-2022-0501: VICINITY MAP

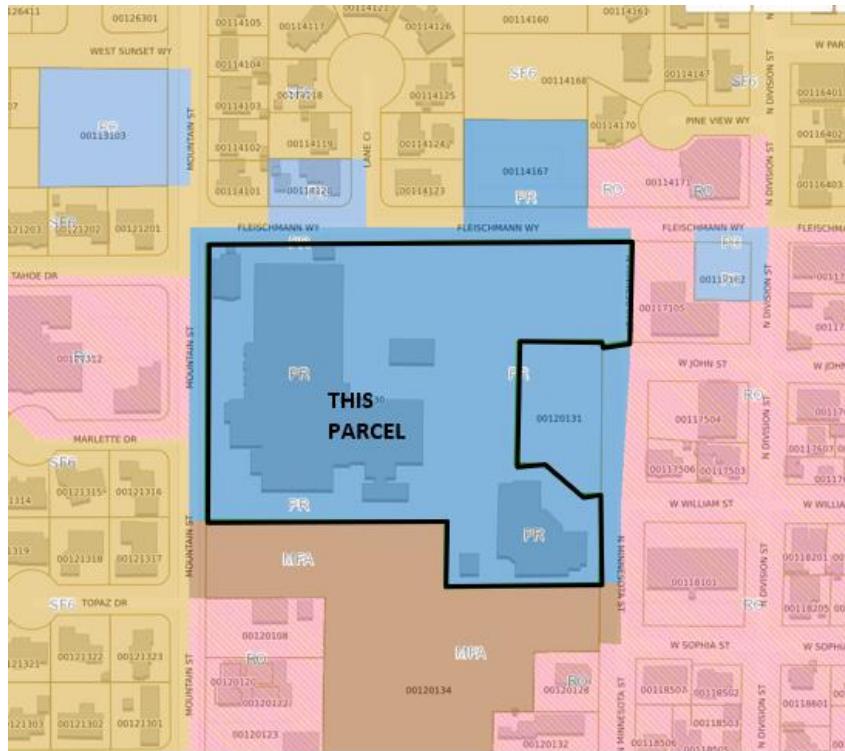


# ZA-2022-0501: MASTER PLAN

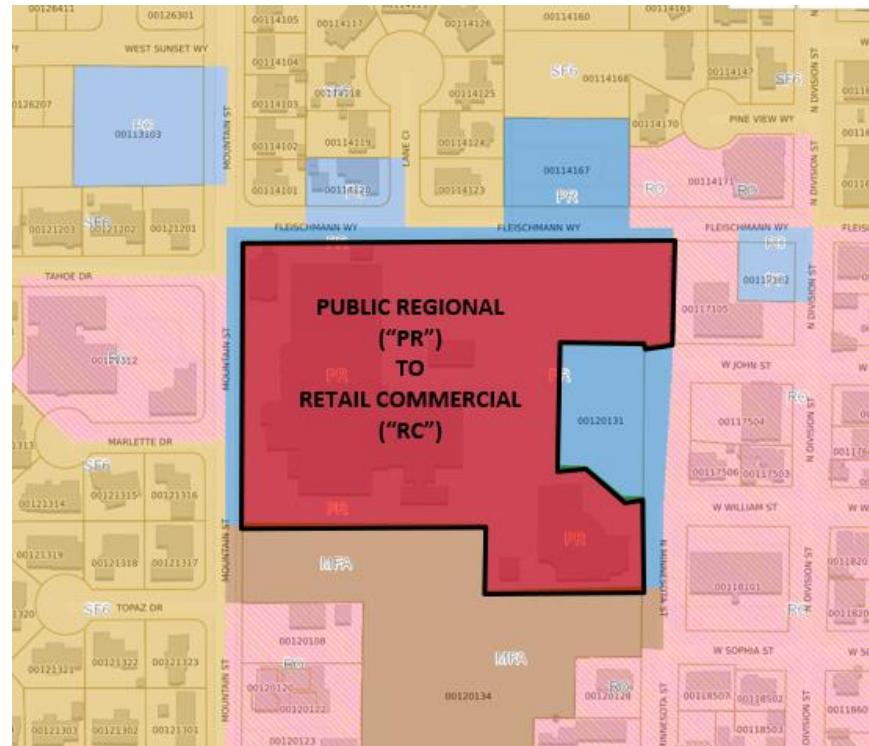


# ZA-2022-0501: ZONING

## EXISTING



## PROPOSED



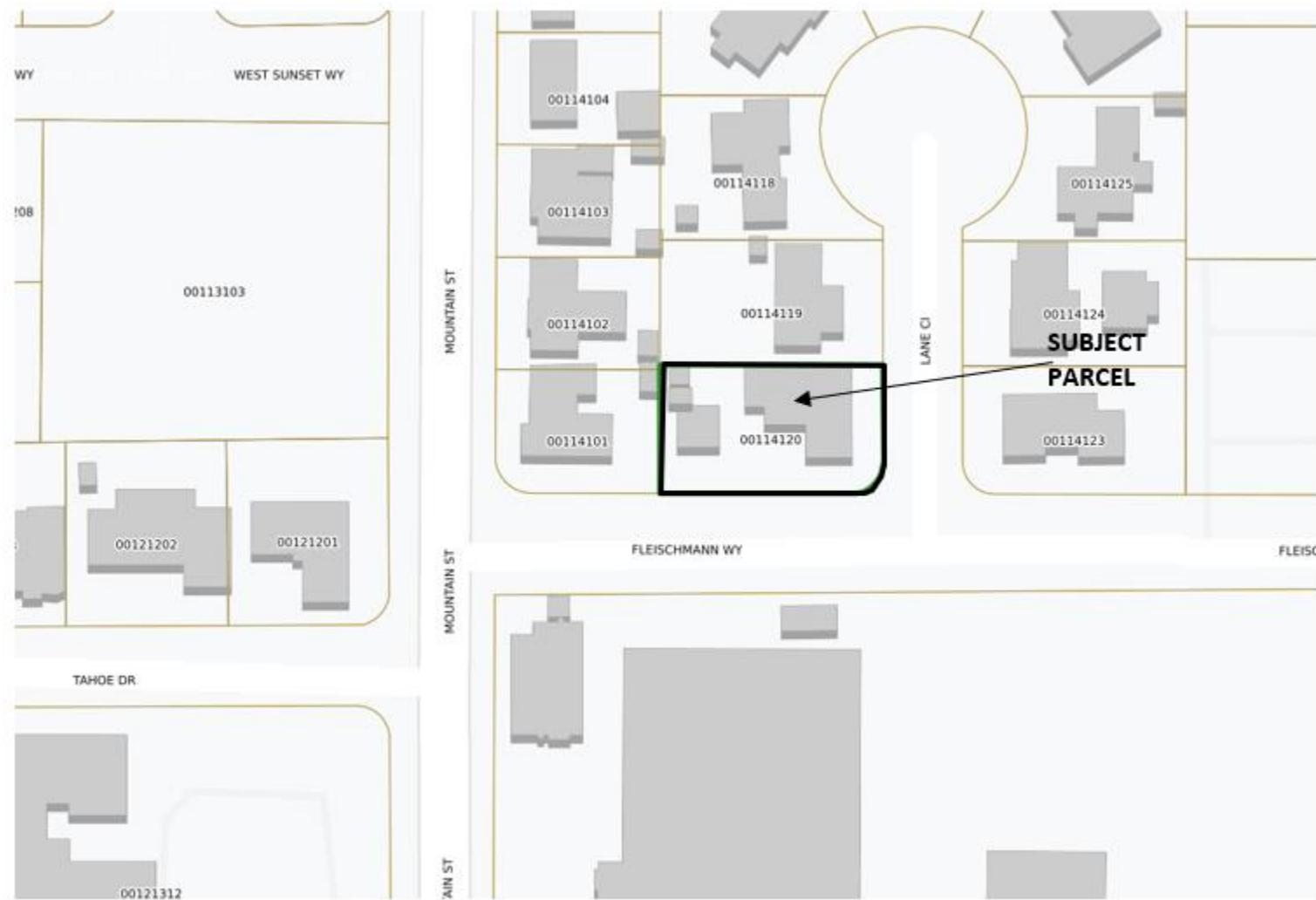


## **ITEM 14.E ZA-2022-0497**

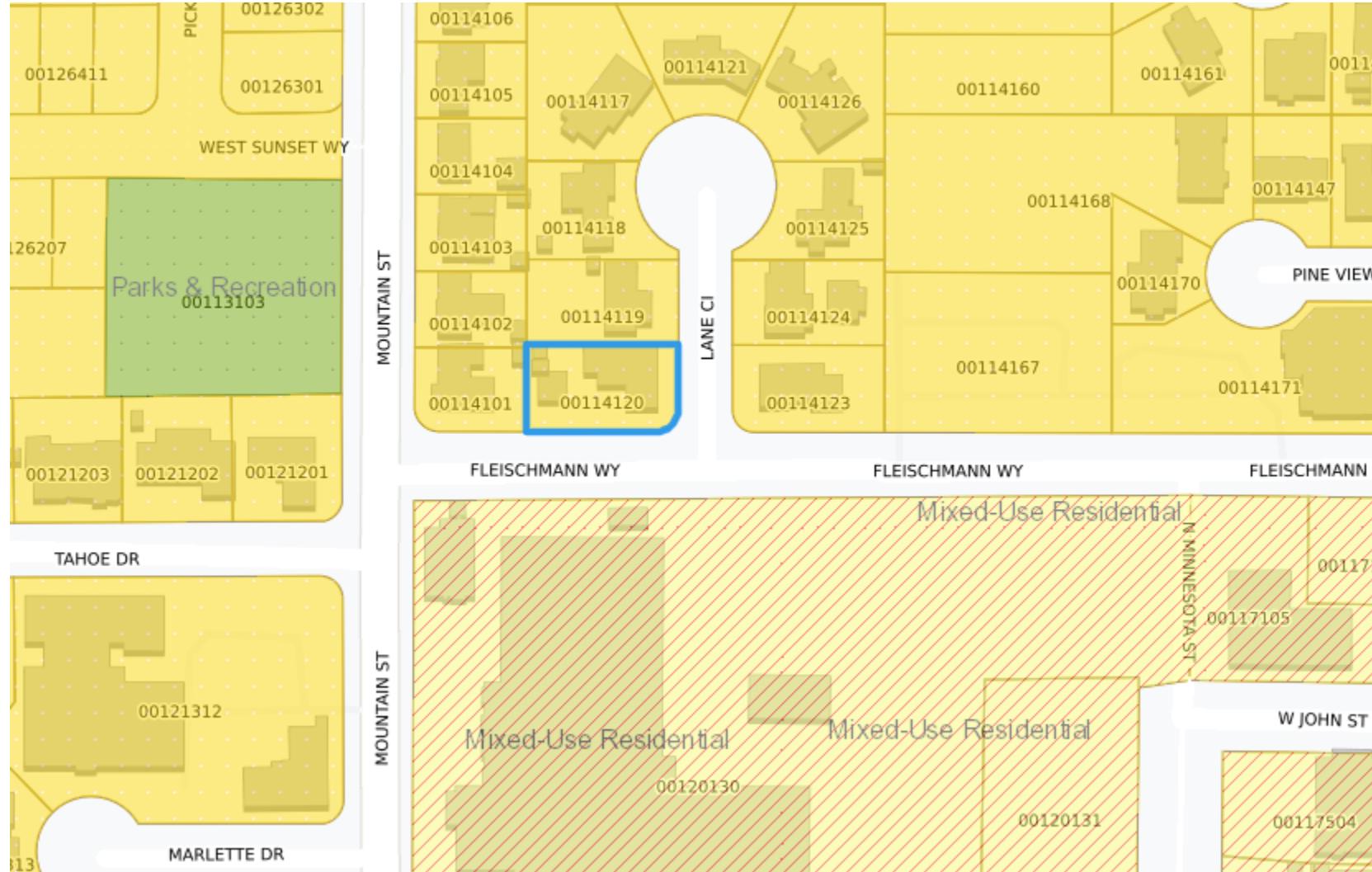
Discussion and possible action regarding a recommendation to the Board of Supervisors (“Board”) concerning a request from Carson City (“Applicant”) for a proposed ordinance amending the zoning map to change the zoning from Public Community (“PC”) to Single-Family 6,000 (“SF6”).

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

# ZA-2022-0497: VICINITY MAP

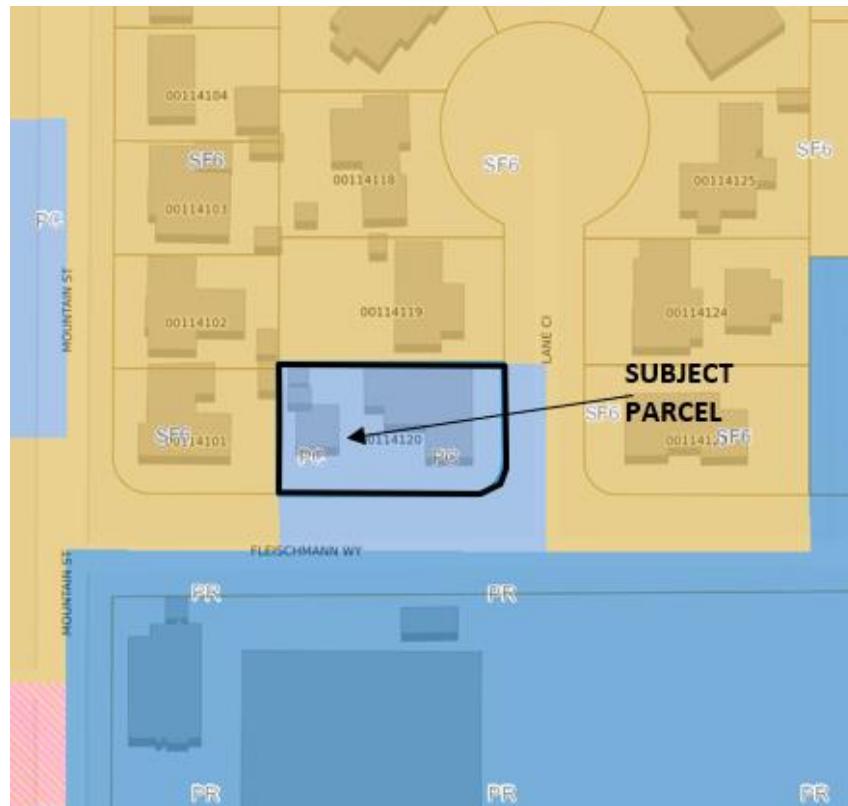


# ZA-2022-0497: MASTER PLAN



# ZA-2022-0497: ZONING

EXISTING



PROPOSED





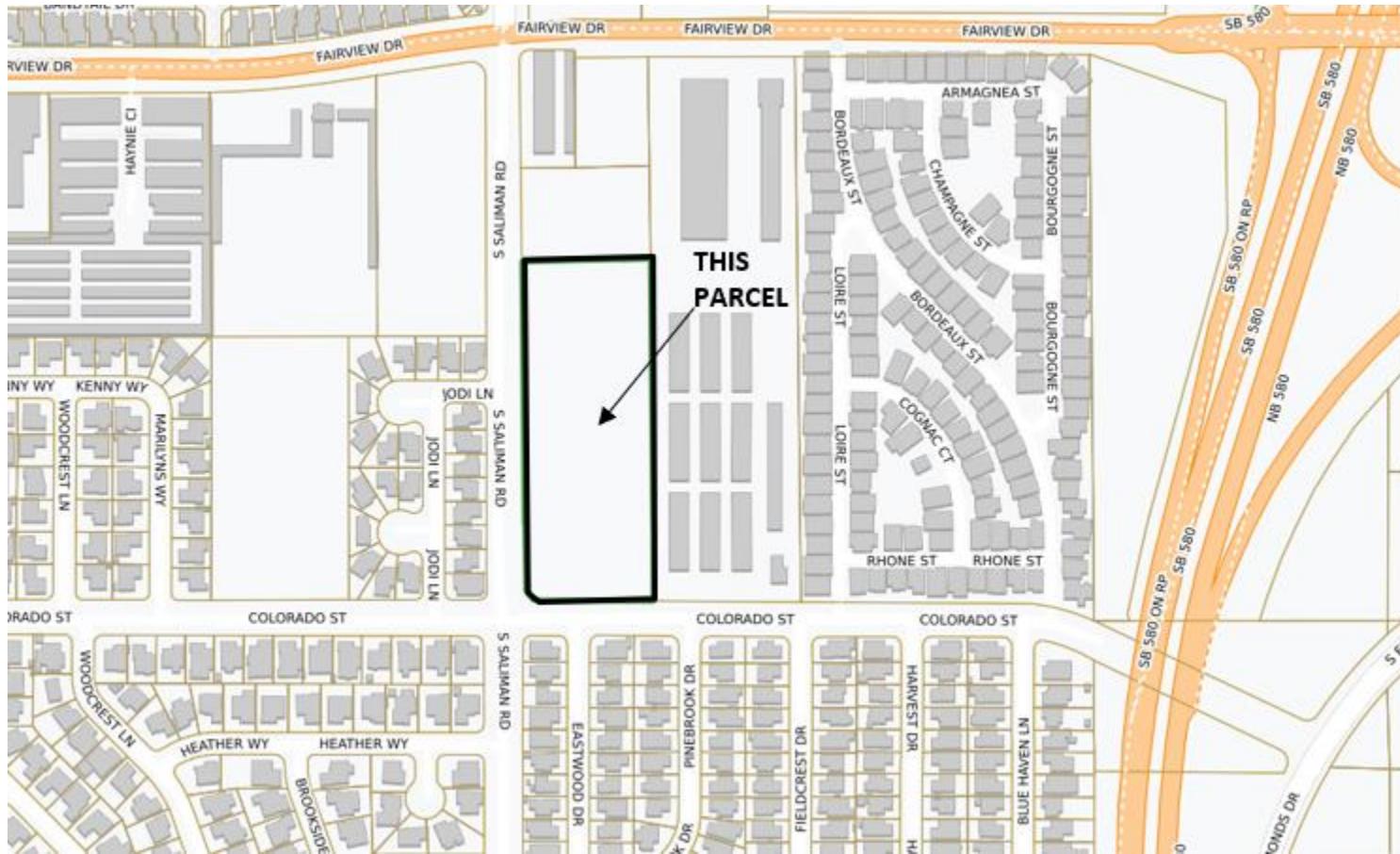
## **ITEM 14.F & 14.G MPA-2022-0496 ZA-2022-0495**

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”).

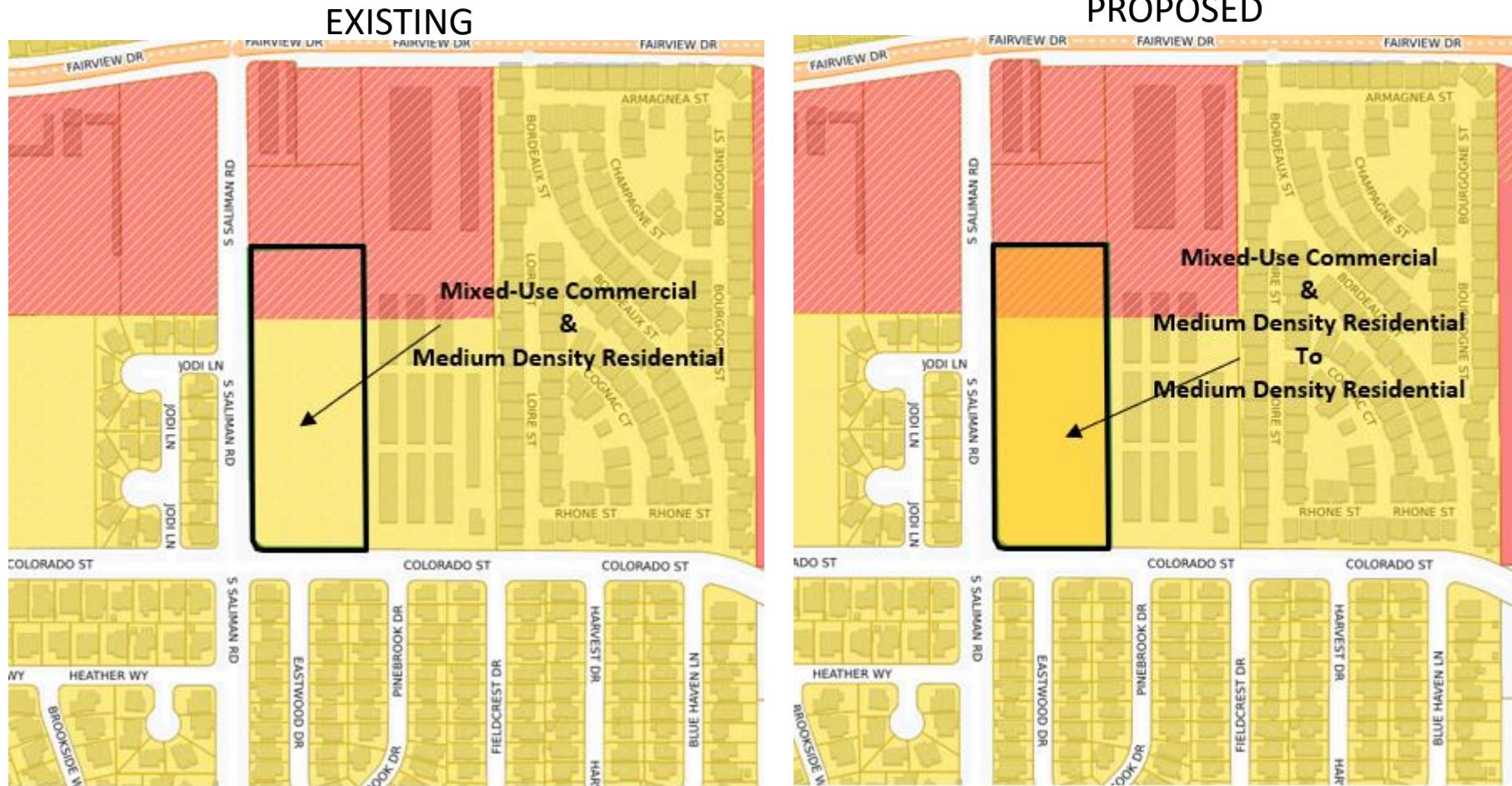
Location: N.E. corner of S. Saliman Rd. and Colorado St.

APN: 010-061-87

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



# MPA-2022-0496 : MASTER PLAN

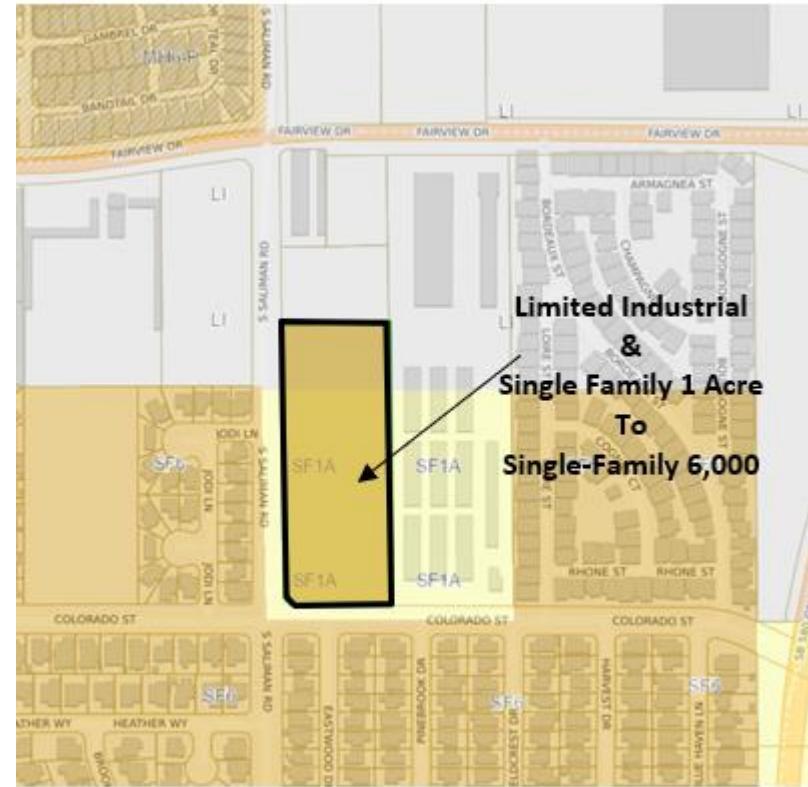


# ZA-2022-0495: ZONING

EXISTING



PROPOSED



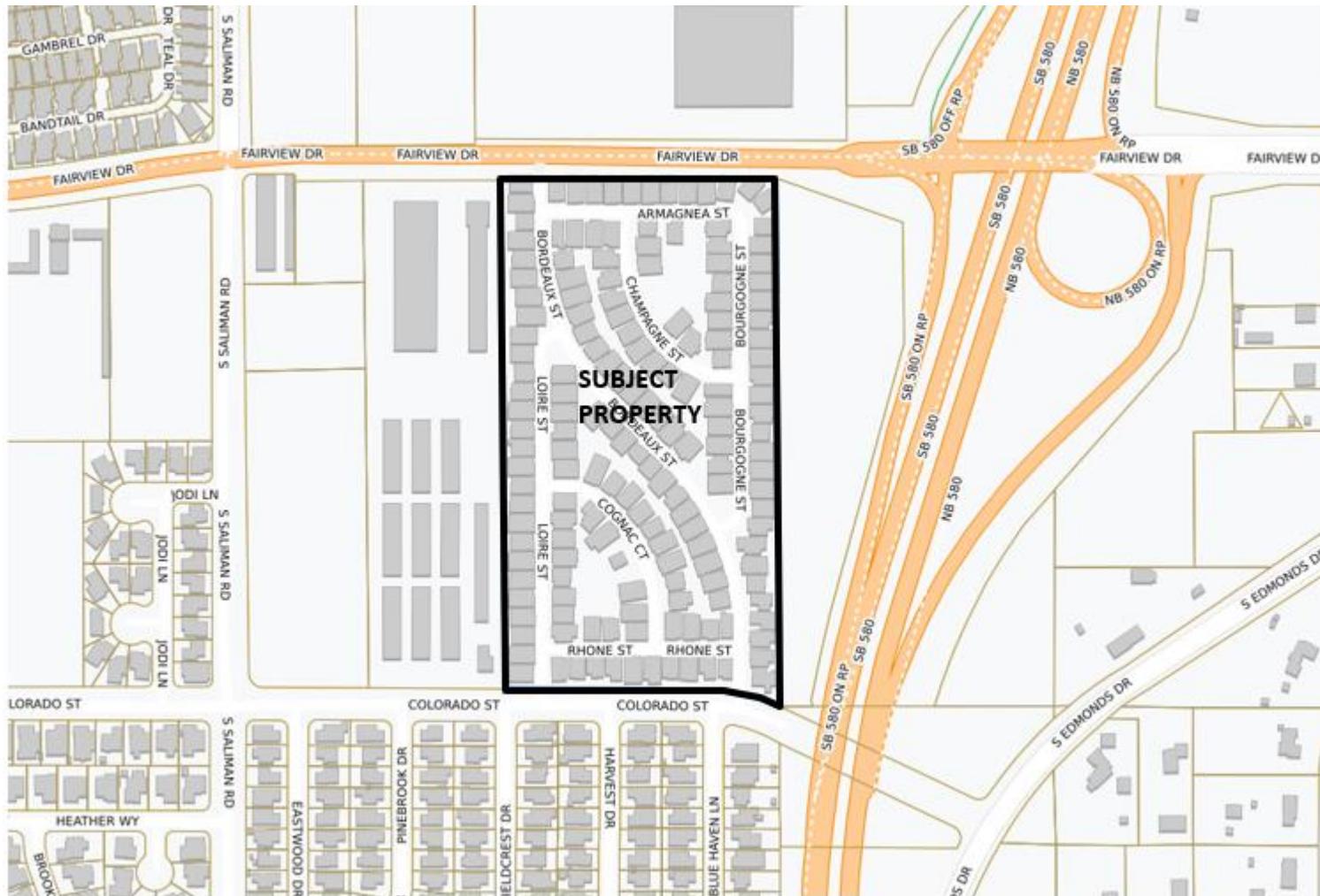


## **ITEM 14.H & 14.I MPA-2022-0499 ZA-2022-0500**

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”).

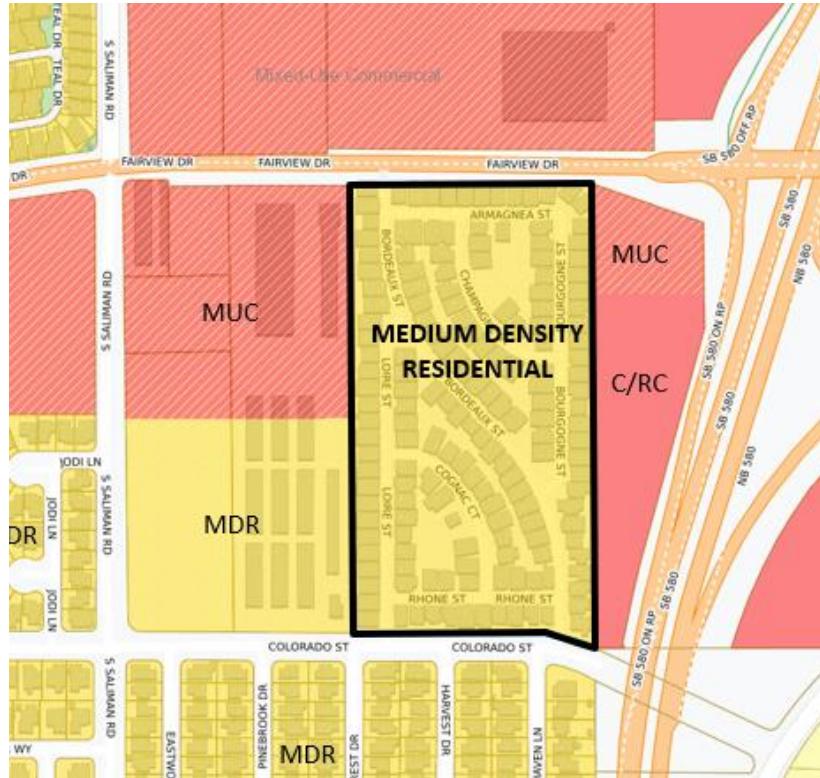
Location: 1700 Colorado Street  
APN: 010-061-76

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

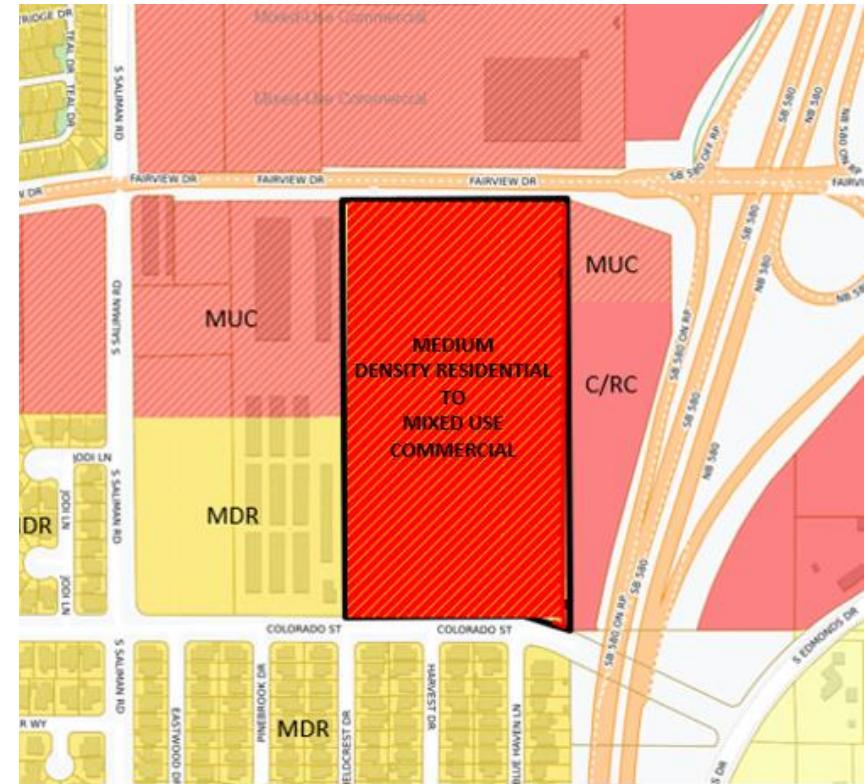


# MPA-2022-0499 : MASTER PLAN

EXISTING

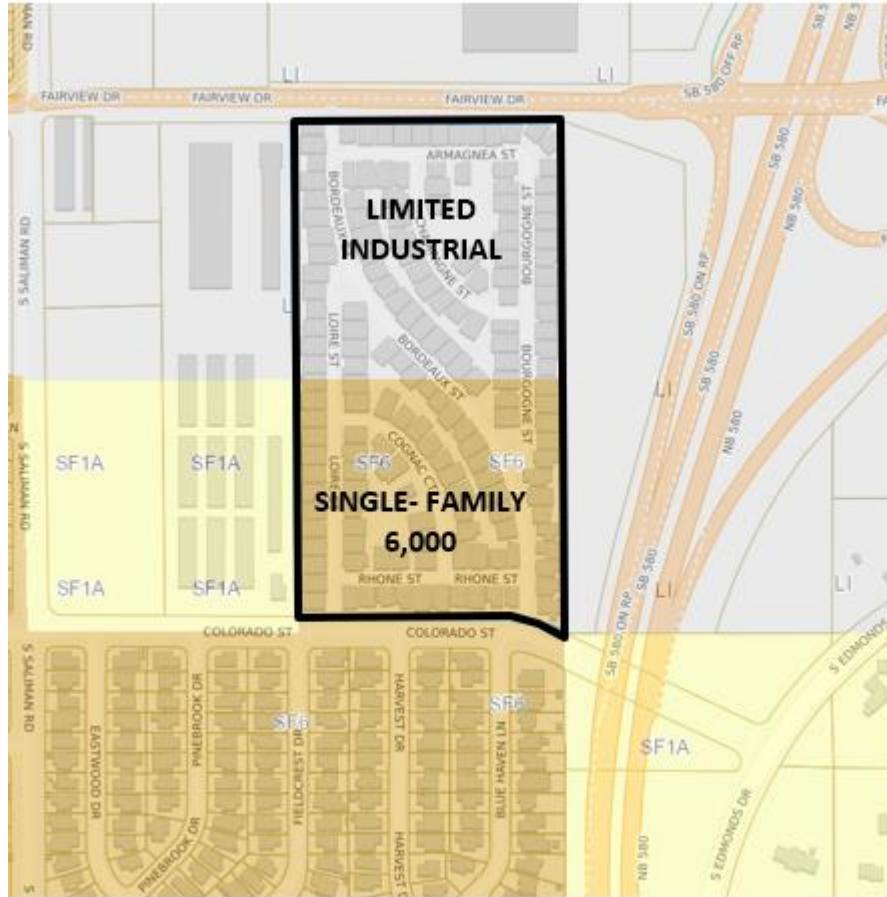


PROPOSED

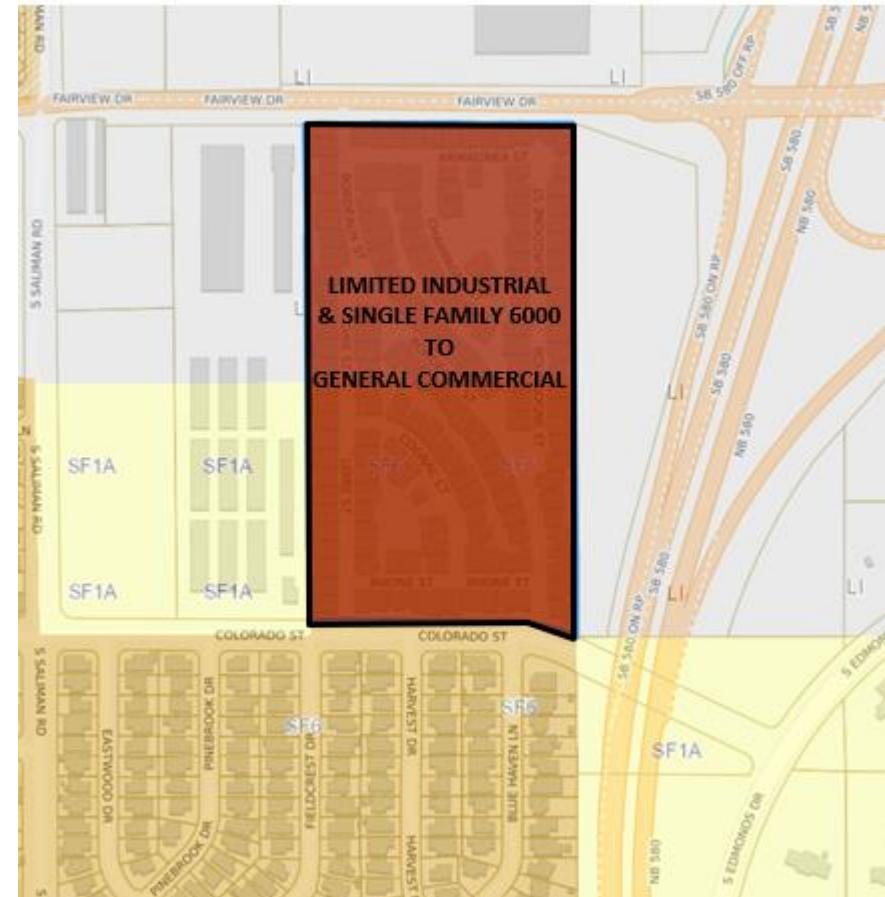


# ZA-2022-0500: ZONING

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.

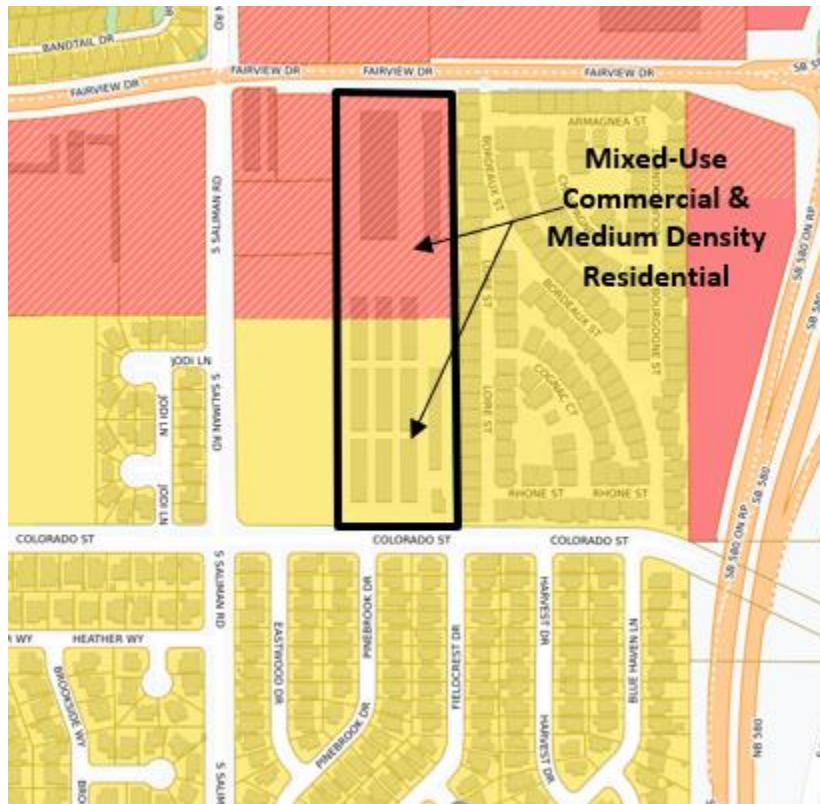
Location: 1601 Fairview Drive  
APN: 010-061-84

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

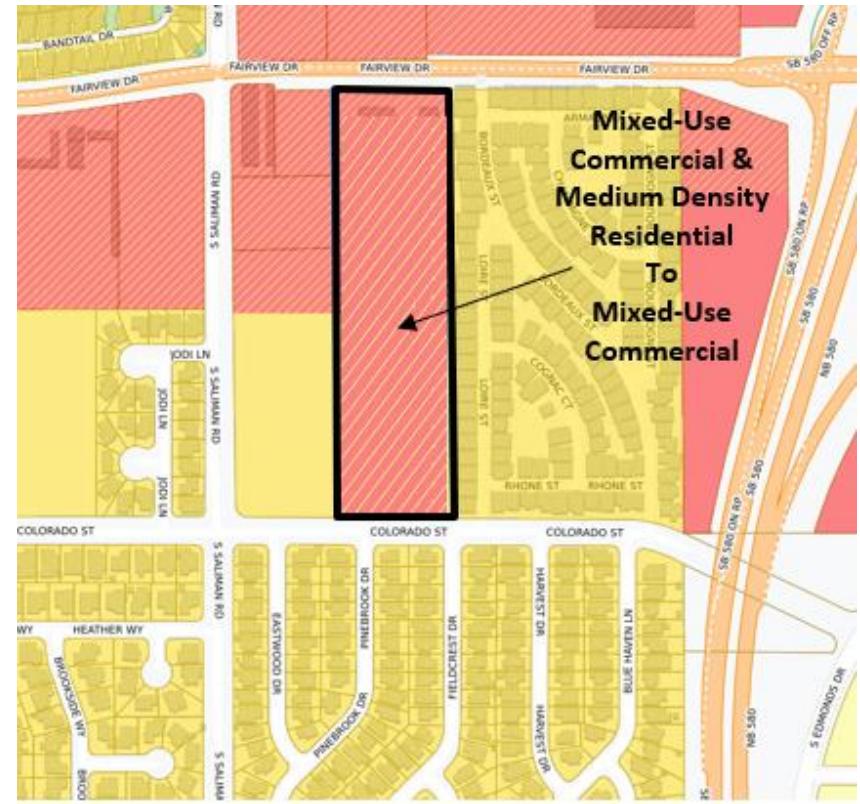


# MPA-2022-0502 : MASTER PLAN

EXISTING

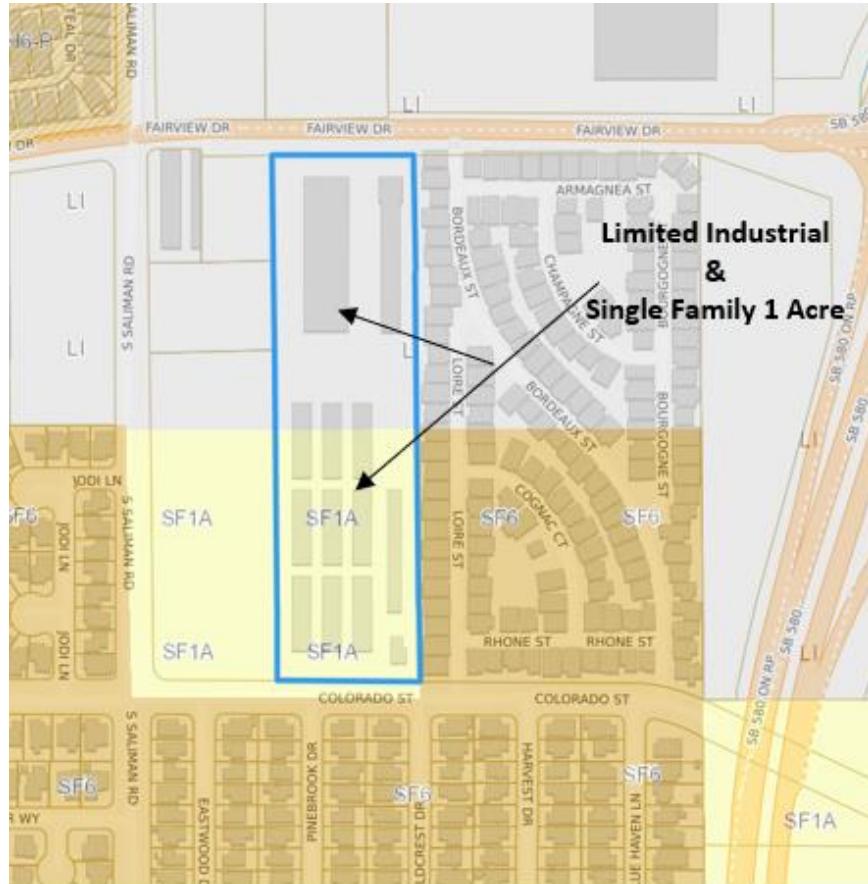


PROPOSED

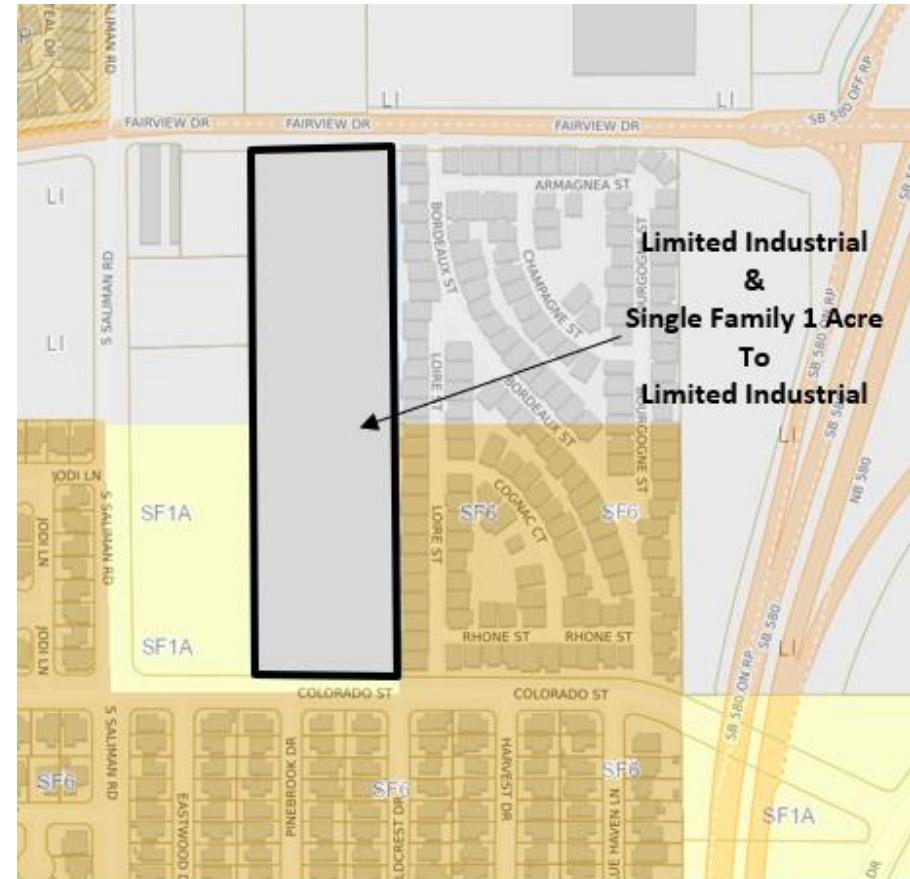


# ZA-2022-0494: ZONING

EXISTING



PROPOSED





## **ITEM 14.L LU-2022-0431**

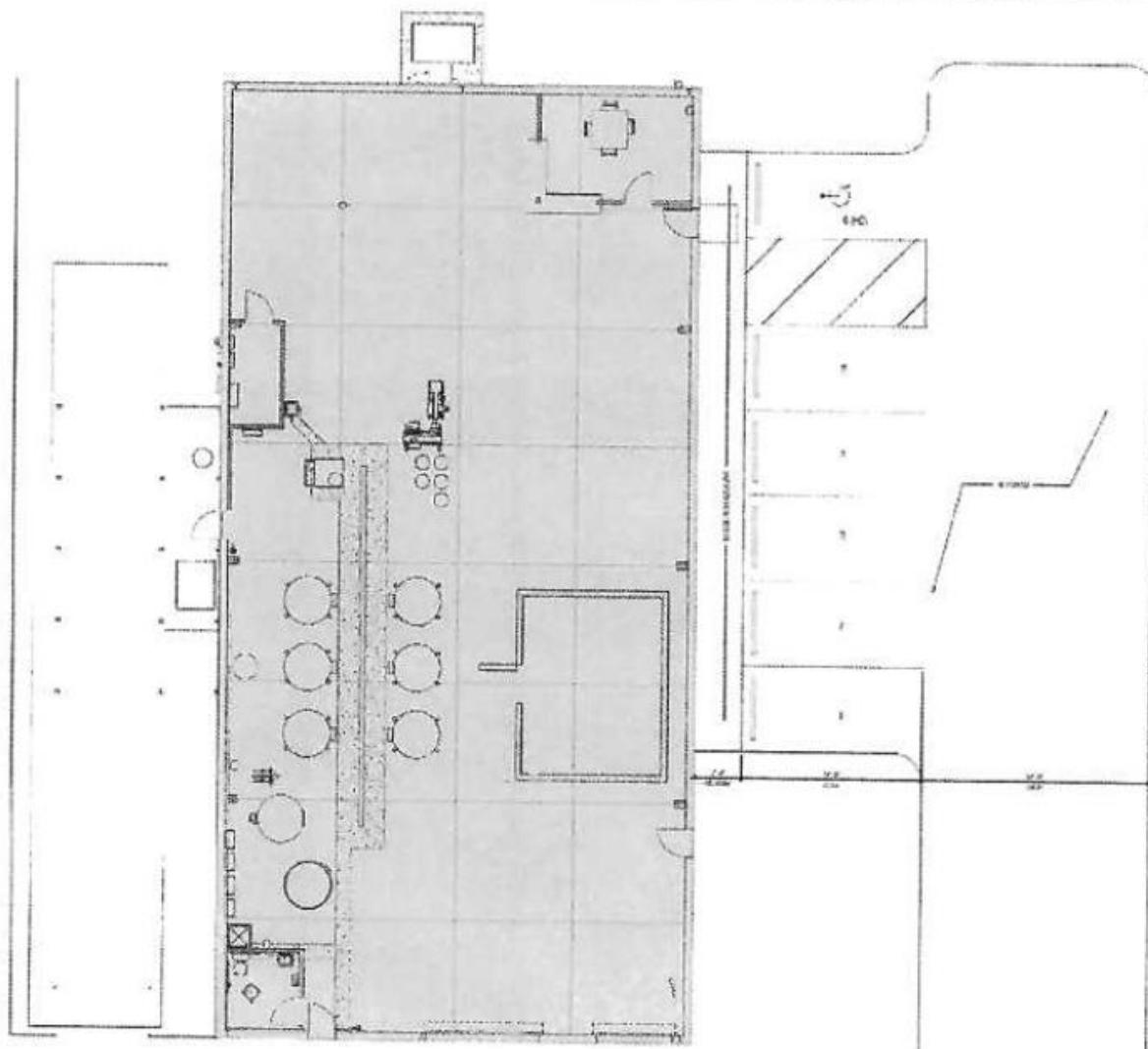
Discussion and possible action regarding an application from Carson City Holdings, LLC (“Applicant”) for a special use permit (“SUP”) to allow for a brewery with tasting room.

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

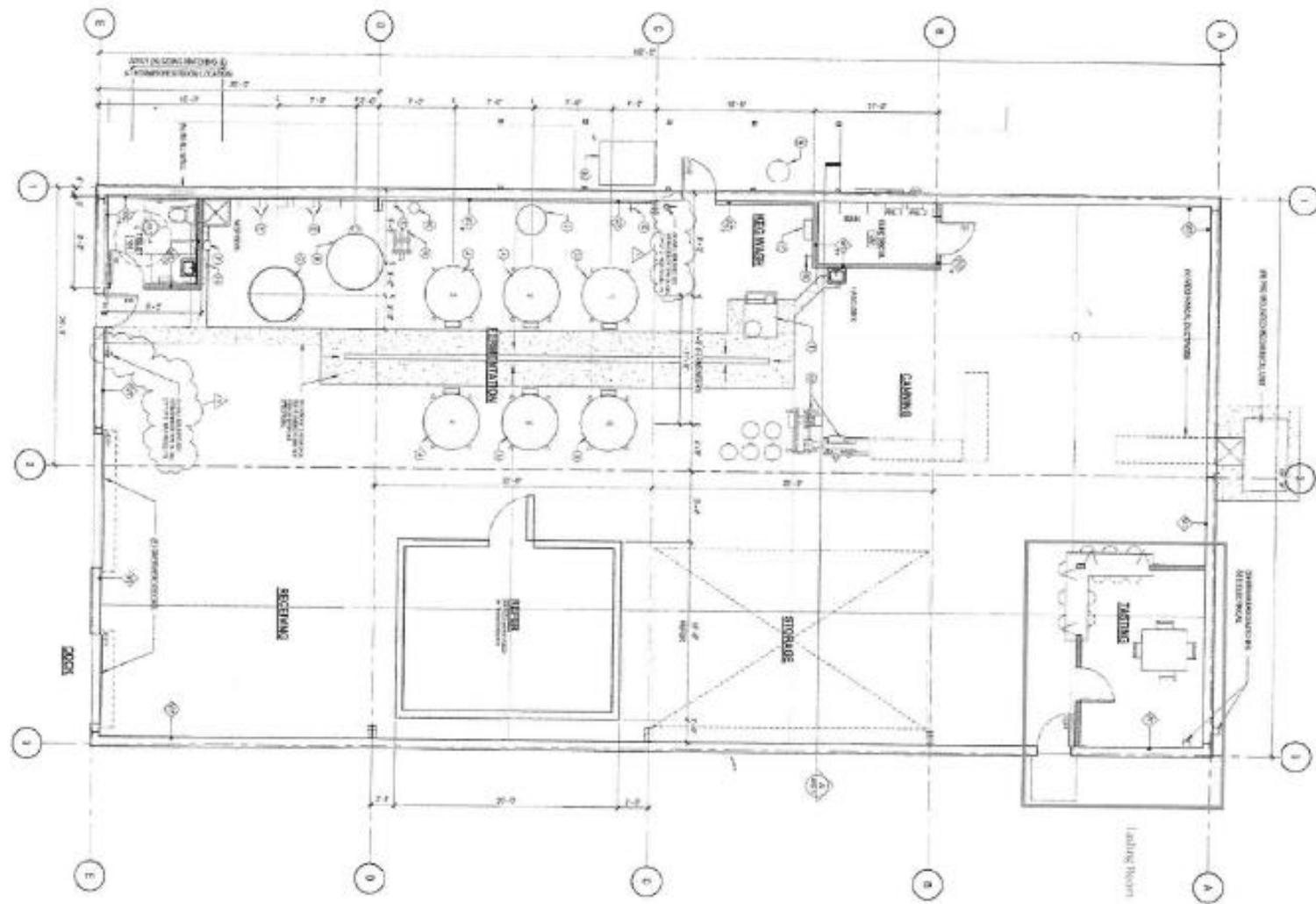
# LU-2022-0431: VICINITY MAP



# LU-2022-0431 : SITE PLAN



# LU-2022-0431: FLOOR PLAN



# LU-2022-0431: PHOTOS





## **ITEM 14.M LU-2022-0434**

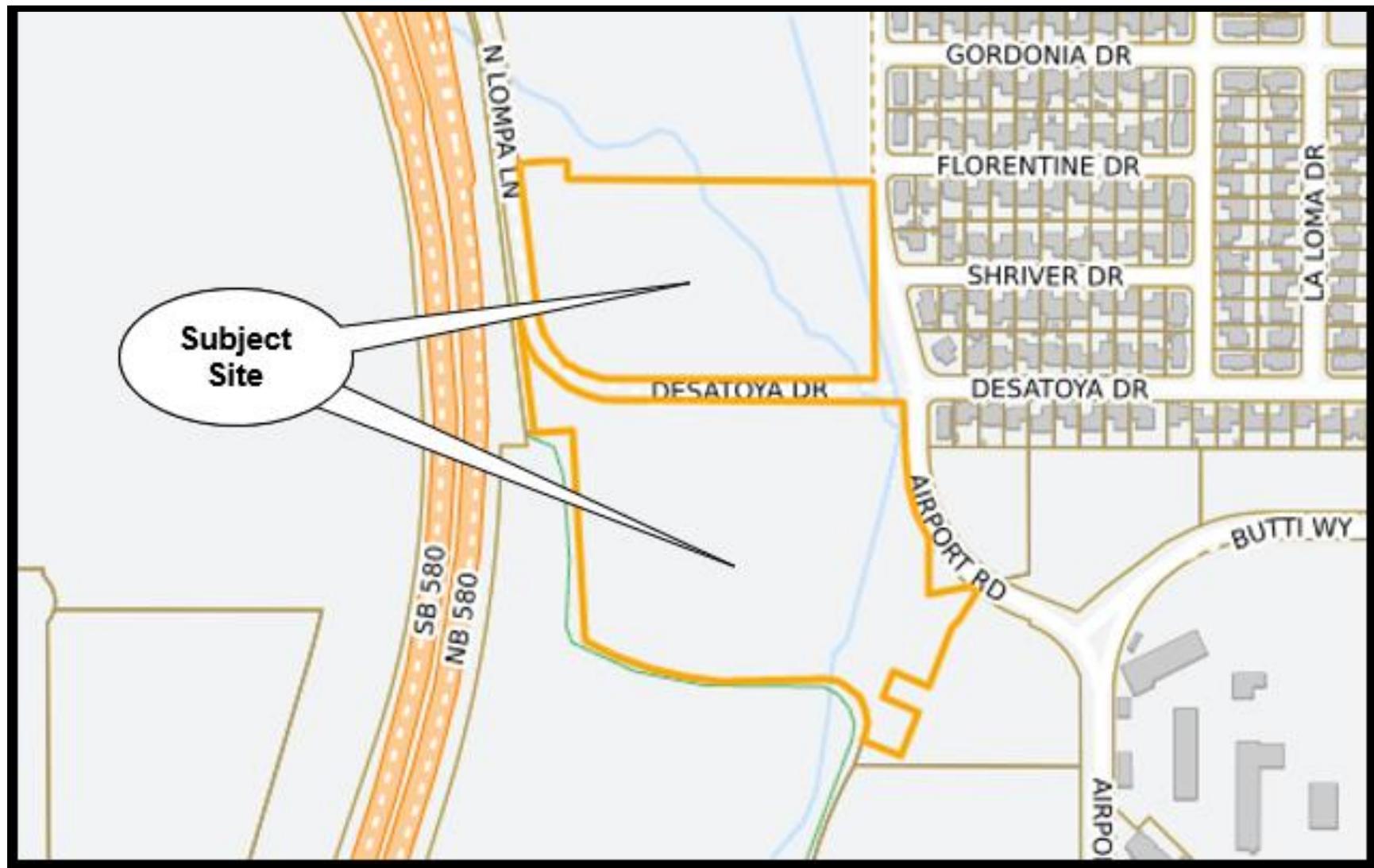
Discussion and possible action regarding an application from Tanamera Construction (Applicant) for a special use permit (SUP) for a multifamily residential development on properties within the Lompa Ranch North Specific Plan Area (SPA).

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

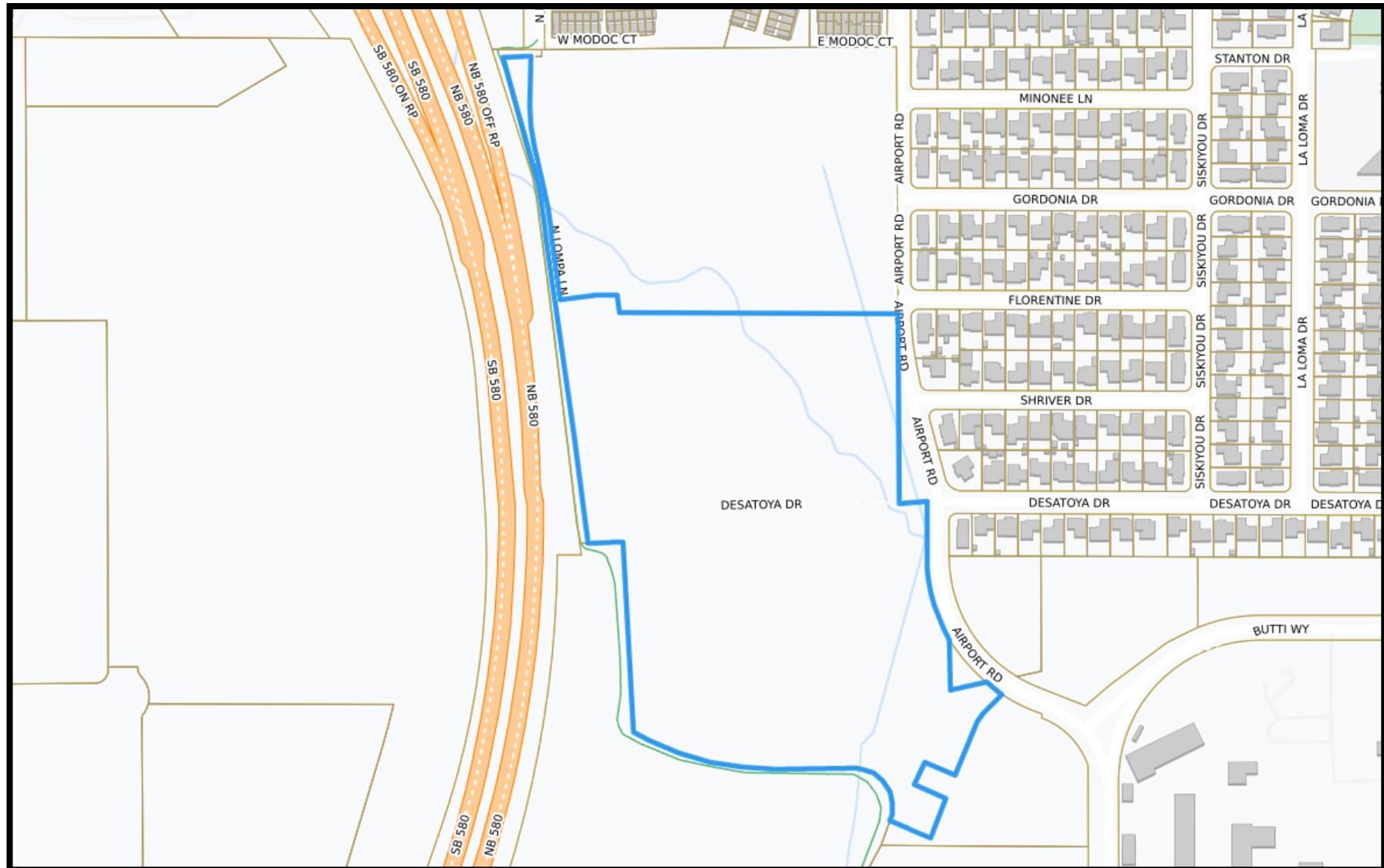
Location: Airport Road

APNs: 010-741-02 & -03 (010-741-04)<sup>47</sup>

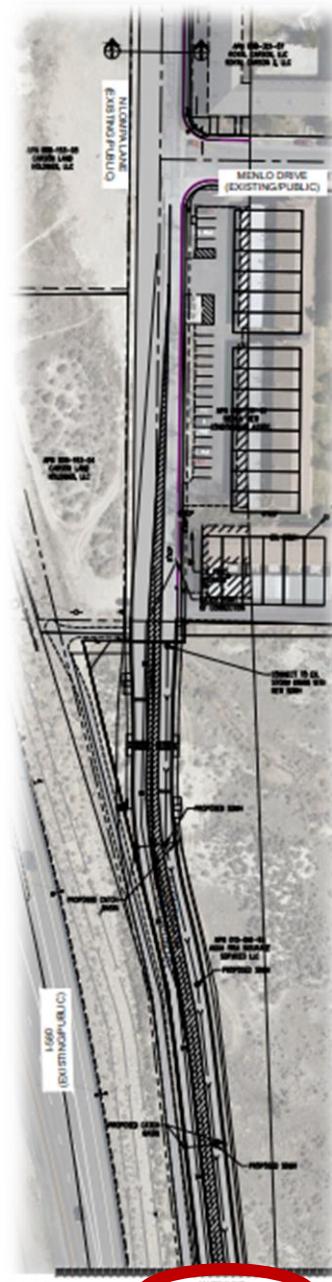
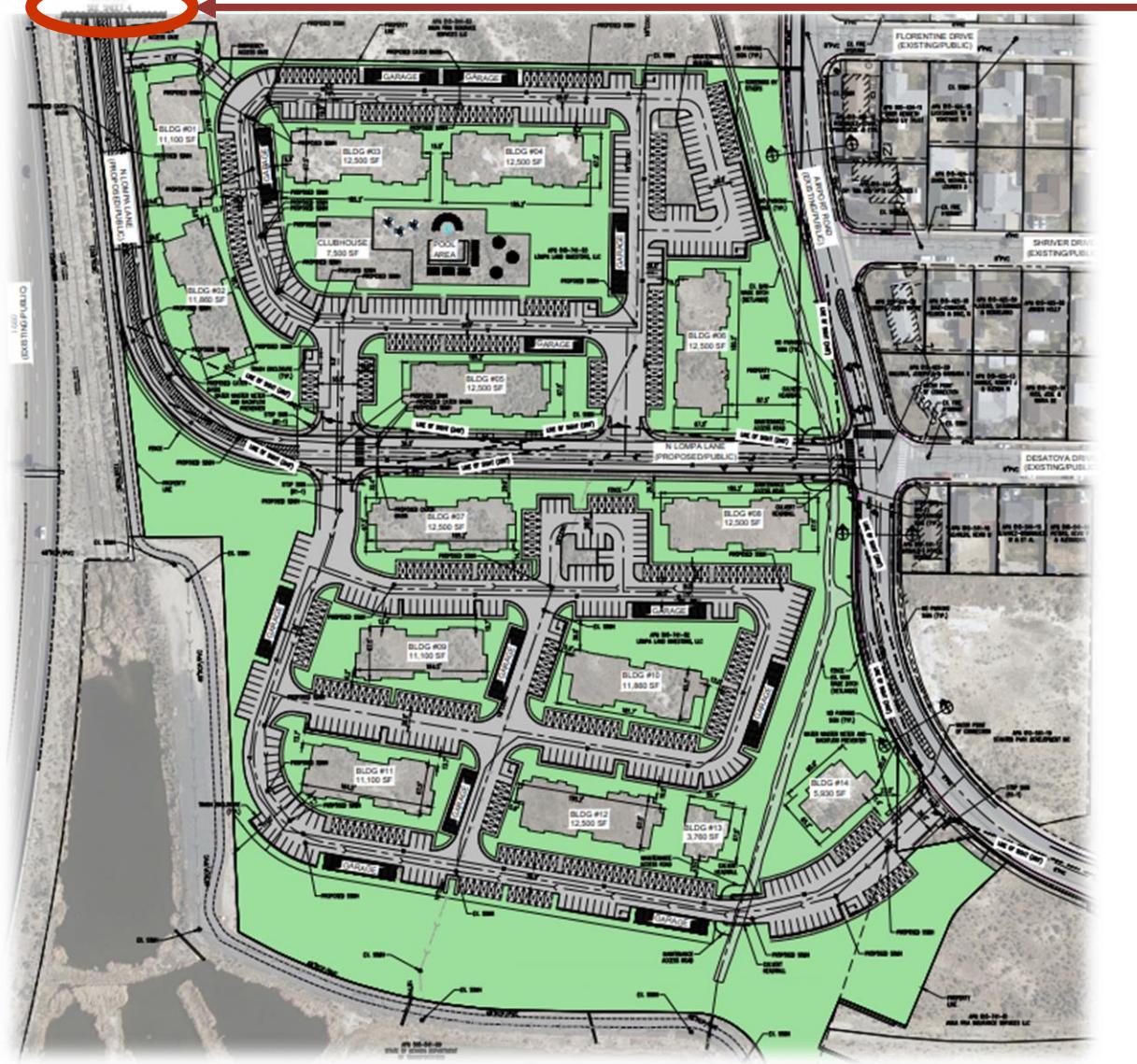
# LU-2022-0434: VICINITY MAP



# 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



# APPLICANT PRESENTATION



# LOMPA RANCH EAST

Planning Commission- December 20, 2022



# PROJECT LOCATION

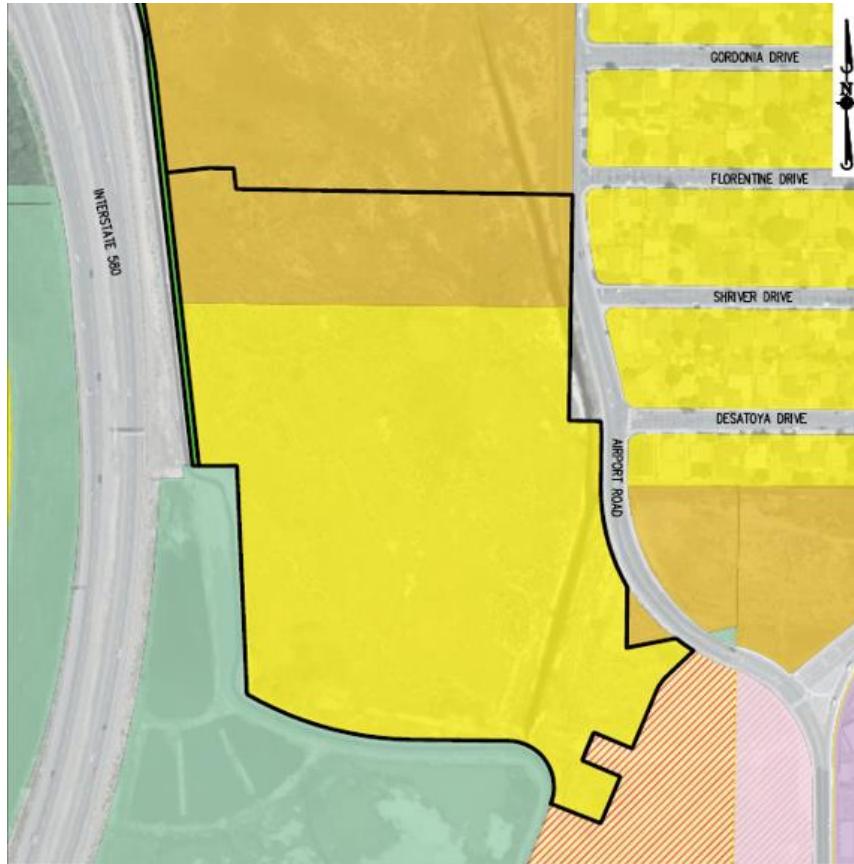
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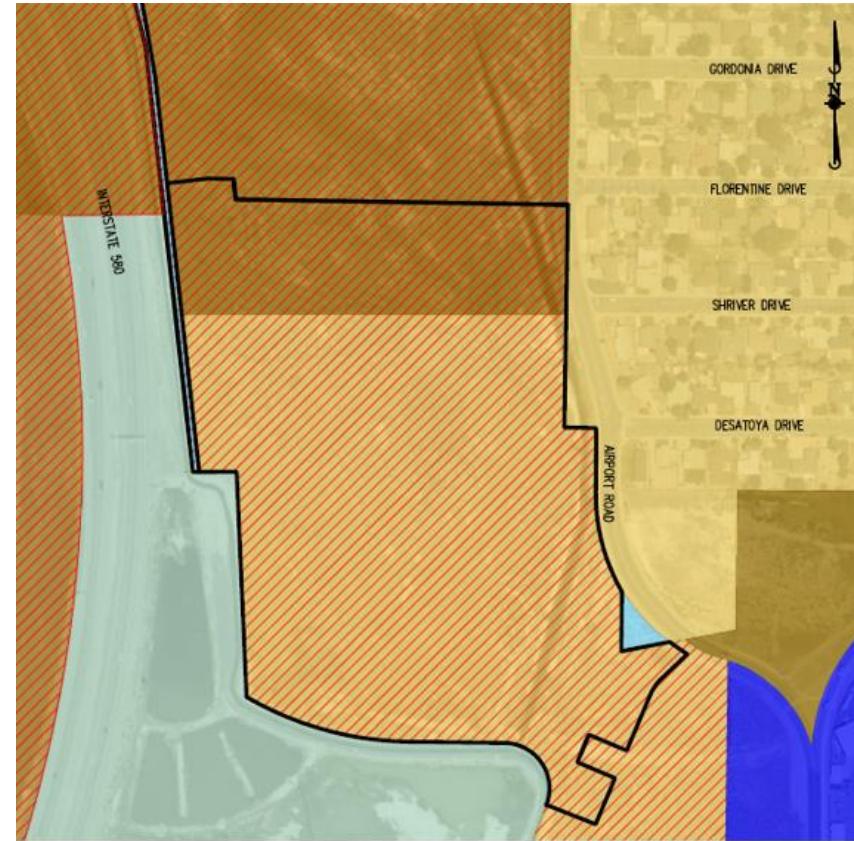
# LAND USE DESIGNATIONS



## MASTER PLAN



## ZONING





# LOMPA RANCH NORTH SPECIFIC PLAN AREA (LRNSP)

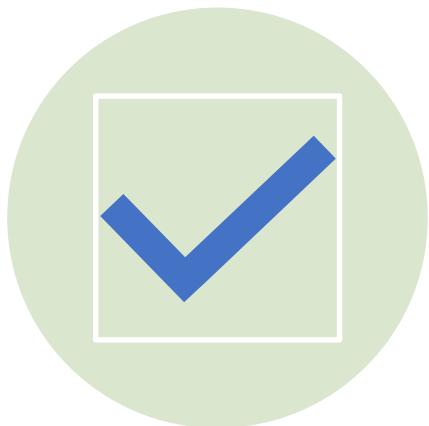


- Specific Plan
- LRNSP Development Agreement



# APPLICATION

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## 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)

# ILLUSTRATIVE SITE PLAN



	ALLOWED	PROPOSED
PROJECT AREA		23.95 acres
UNITS	Up to 331	306
DENSITY	Up to 13.82 units/acre	12.78 units/acre
PARKING	765	766
OPEN SPACE & LANDSCAPING	3.49 acres required	8.26 acres (34%)

## AMENITIES

- 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



DW 7029 AGREEABLE GRAY  
STUCCO BODY #1



DW 7037 DORIAN GRAY  
ACCENT STUCCO #2



DW 2848 ROYCROFT PEWTER  
ACCENT STUCCO #3



DW 2863 ROOKWOOD TERRA COTTA  
ACCENT STUCCO #4



DW 0032 NEEDLEPOINT NAVY  
ACCENT STUCCO #5



SW 7099 IRON OCS  
FASIG, TRIM, DOORS, + VERTICAL SIDING IP PLANK, +  
SAILING



CULTURED STONE | HEWN STONE | TULIUS  
STONE VENEER



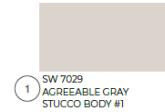
WESTGATE ROYAL ROOFING SHINGLE SLATE 400  
CHARCOAL BLEND FLAT TILE ROOF

# CONCEPTUAL ELEVATIONS

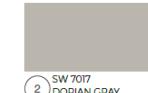


FRONT PERSPECTIVE

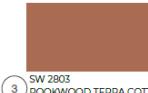
# CONCEPTUAL ELEVATIONS



1 SW 7029  
AGREEABLE GRAY  
STUCCO BODY #1



2 SW 7017  
DORIAN GRAY  
ACCENT STUCCO #2



3 SW 2803  
ROCKWOOD 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!  
SAVONY SLATE 900  
CHARCOAL BLEND  
FLAT TILE ROOF



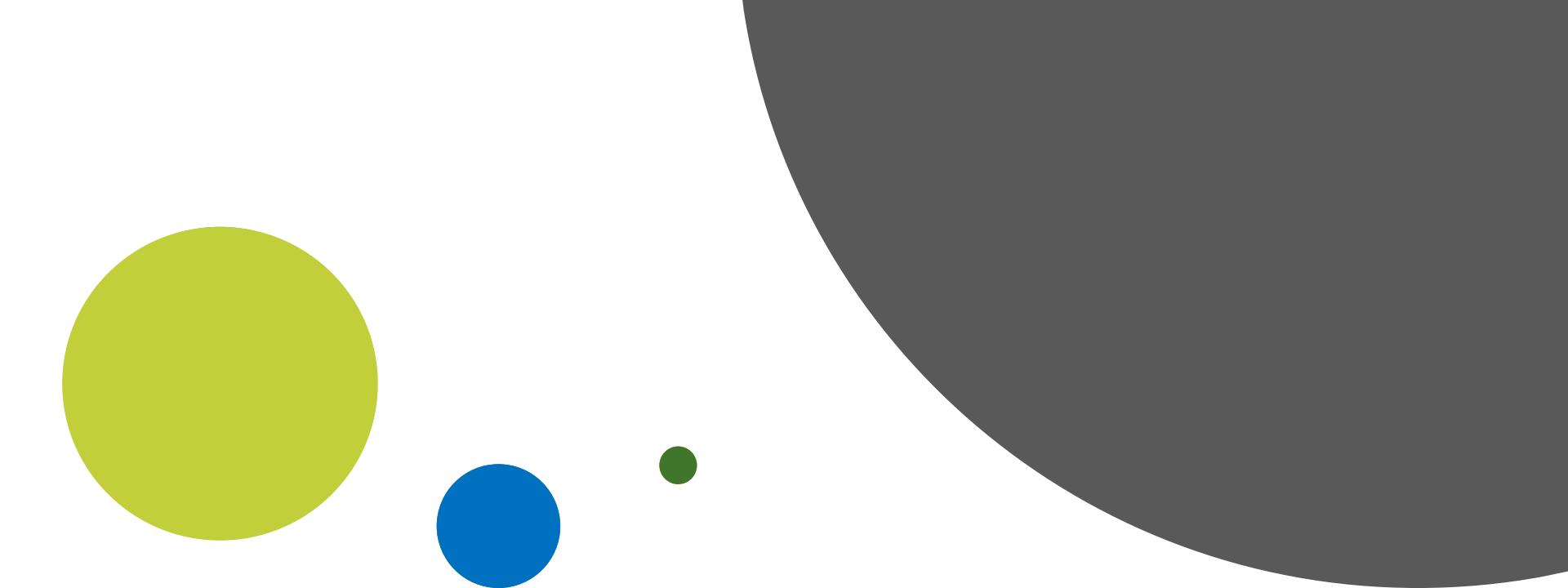
# CLUBHOUSE



FRONT ELEVATION

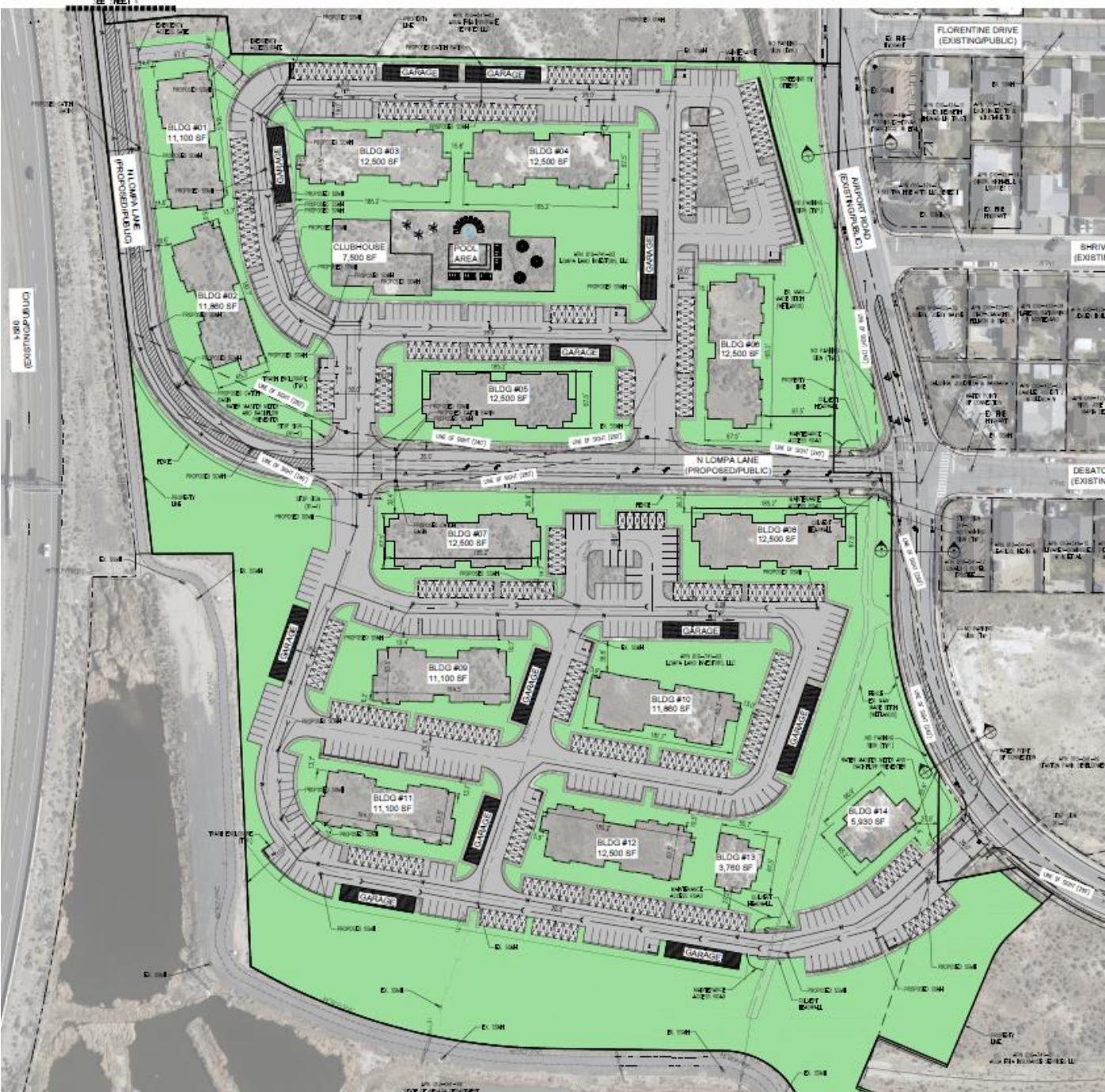


REAR ELEVATION



# Q&A

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## AMENITY LEGEND



## TREES



**PICNIC AREAS (GROUP)**



#### ADA EXERCISE STATIONS



#### PET WASTE STATIONS



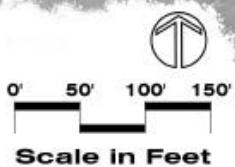
## BENCHES



## PASSIVE PARK AREAS

## 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.

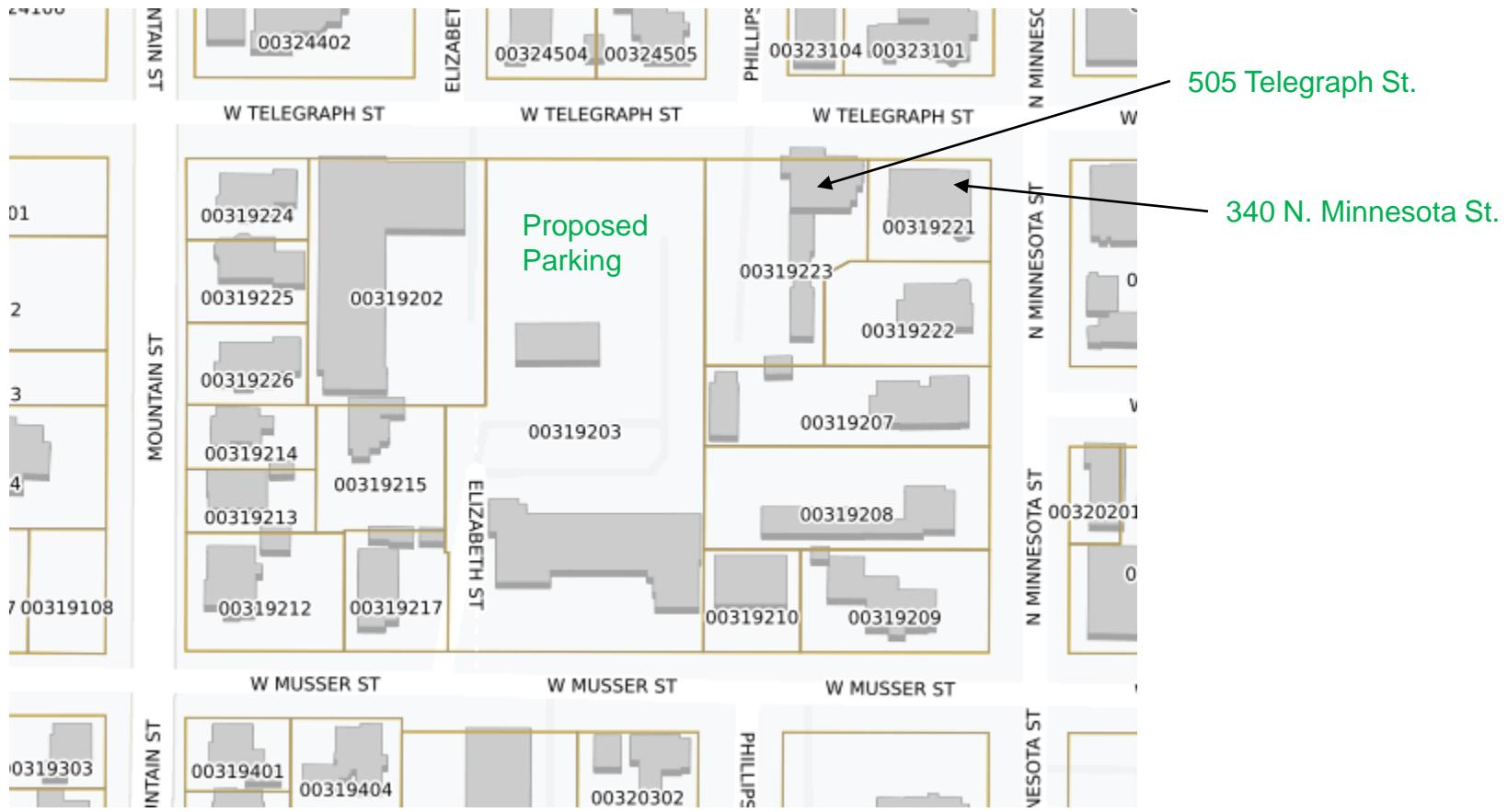
Zoning: Public (“P”).

Location: 604 West Musser Street

APN: 003-192-03



# Locational Context





## 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

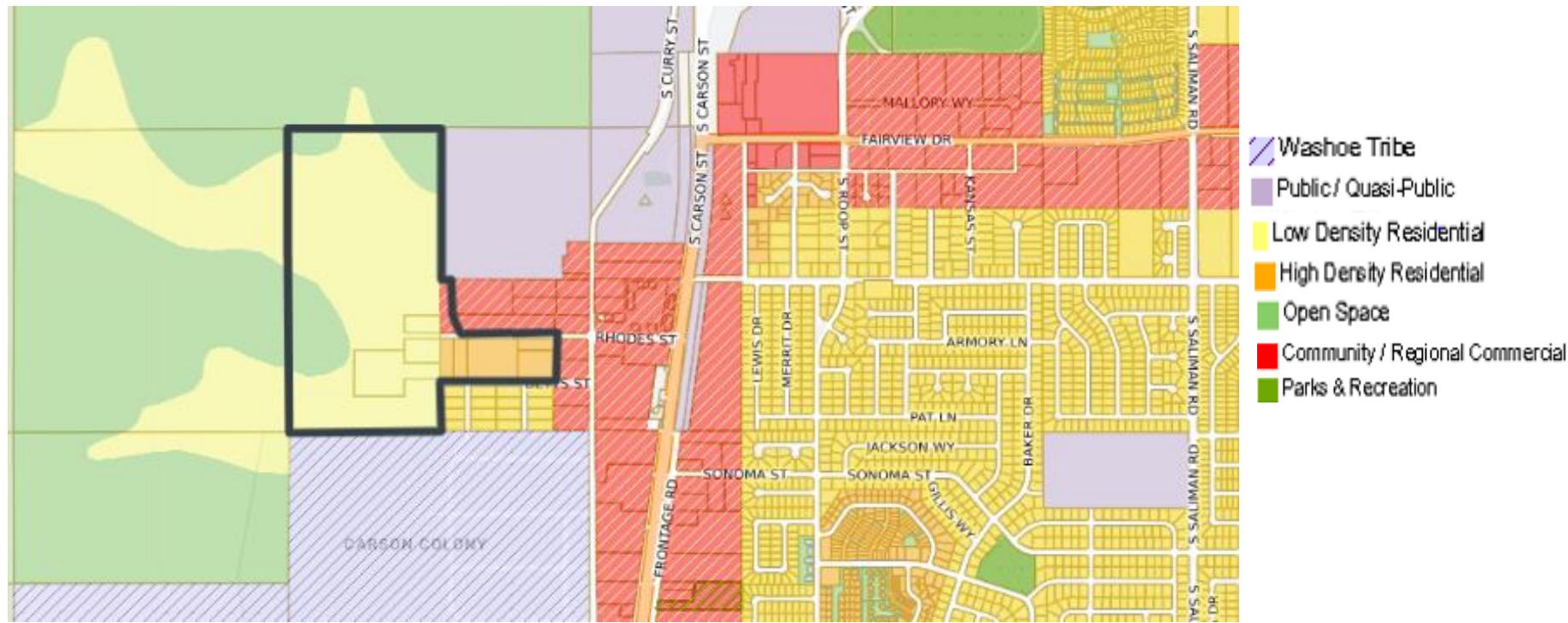
*Master Plan Annual Report*

DECEMBER 20, 2022

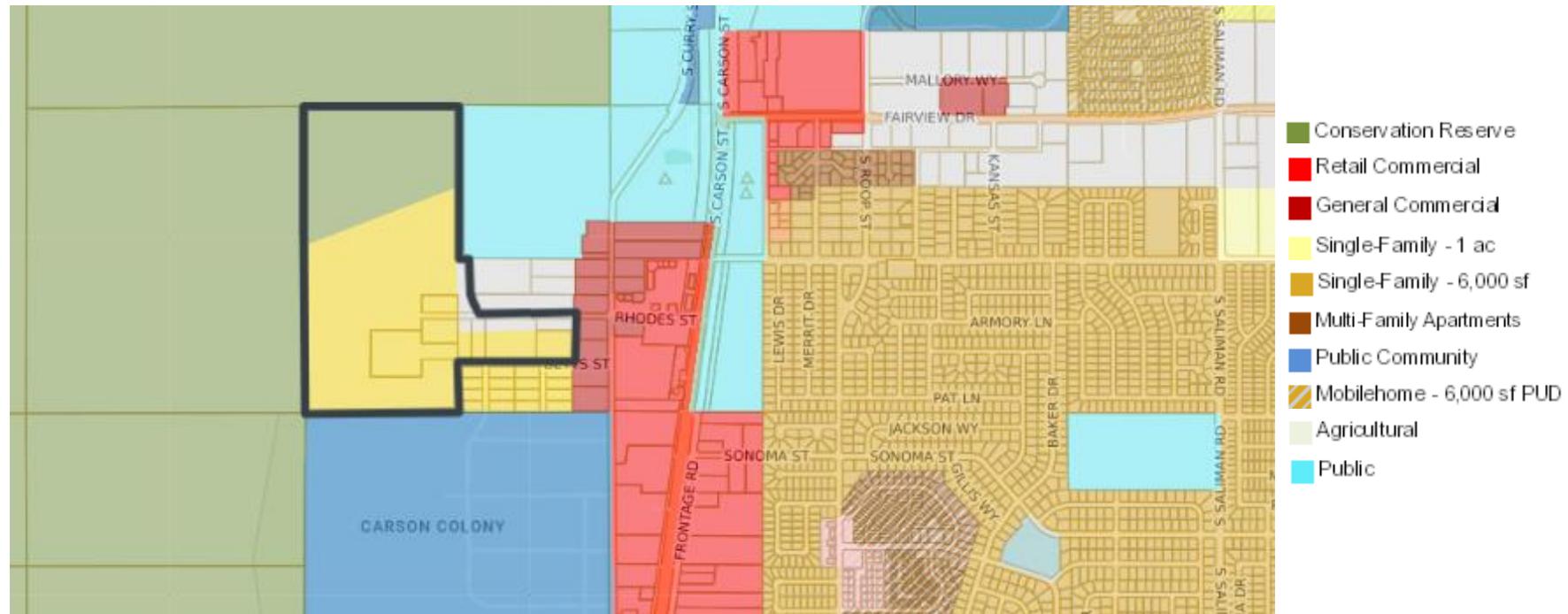
# Lompa Ranch North Specific Plan: Park Sites



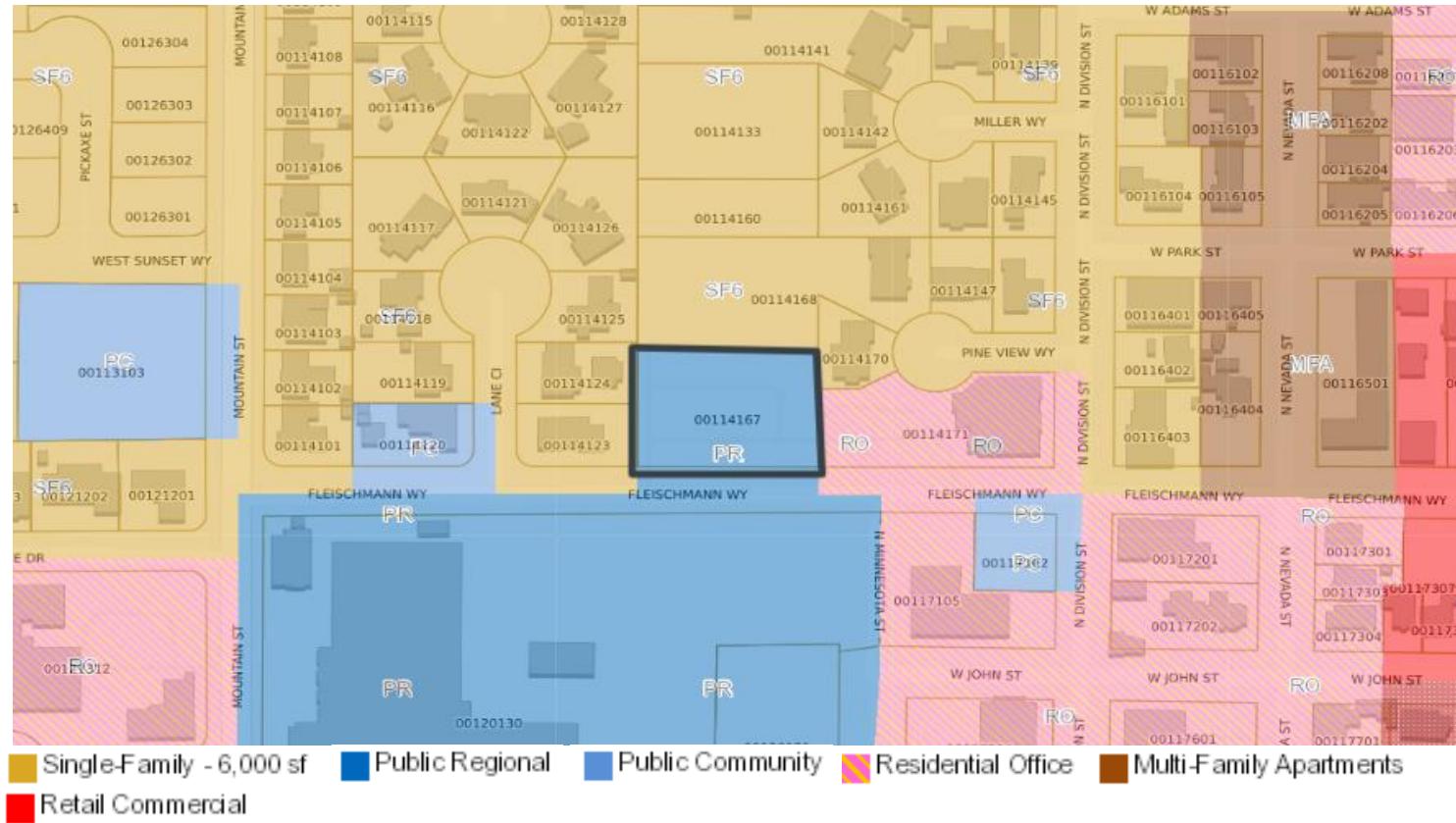
# West End Rhodes Street / Betts Street Master Plan



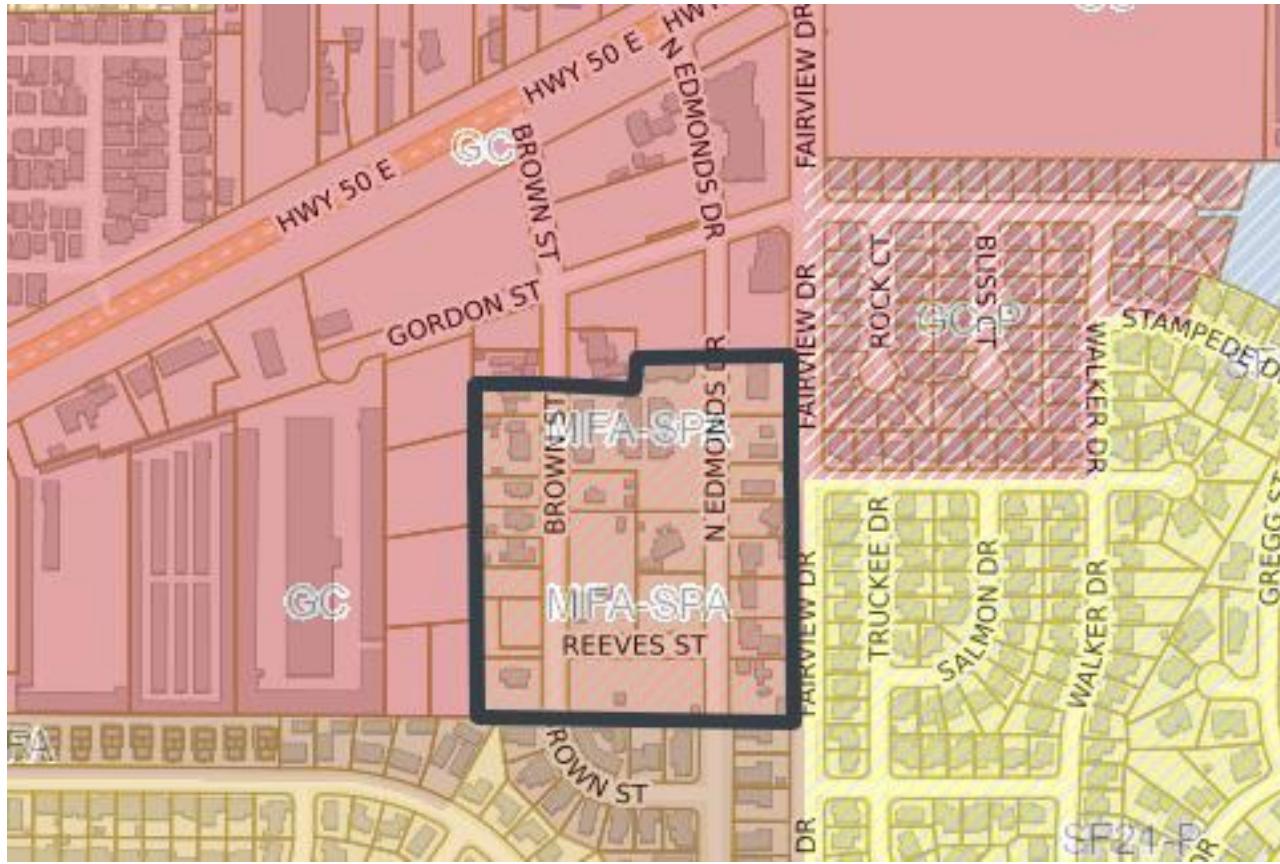
# West End Rhodes Street / Betts Street Current Zoning



# Fleischmann Way Parking Lot

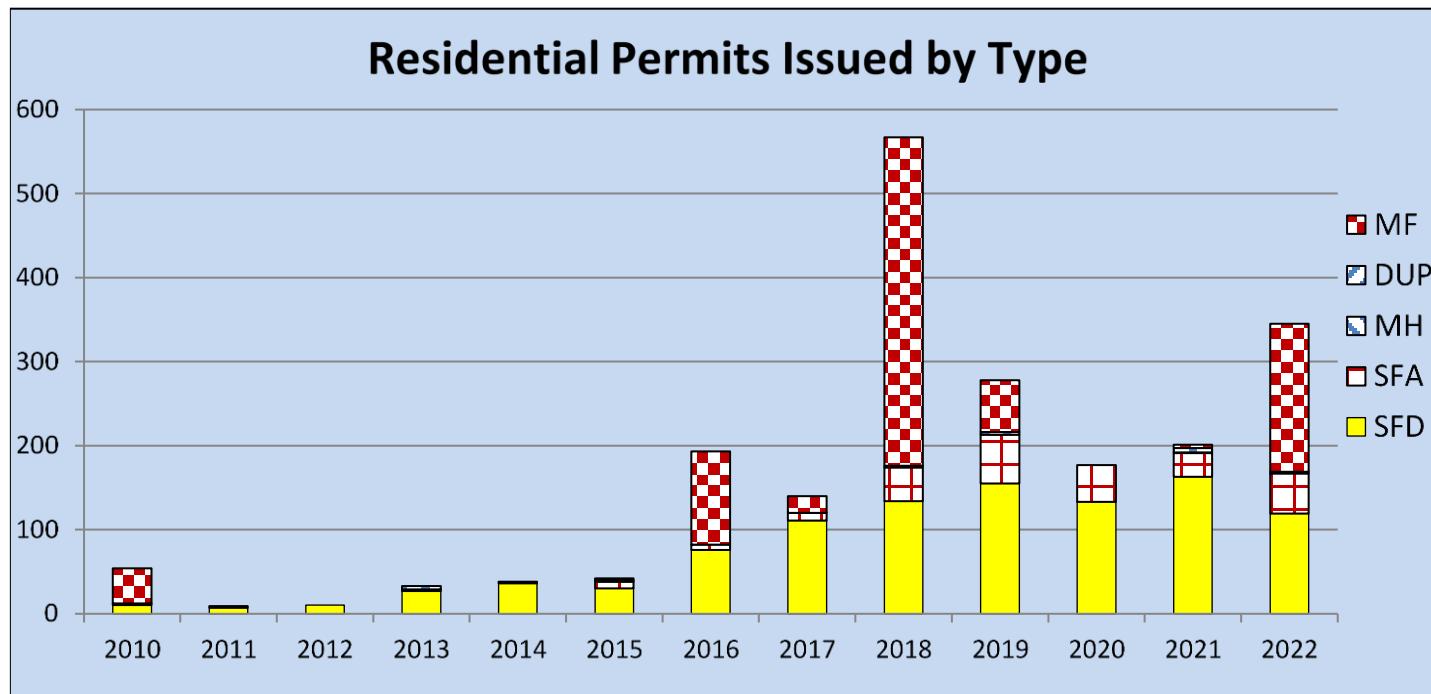


# Brown Street Specific Plan Area



# 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

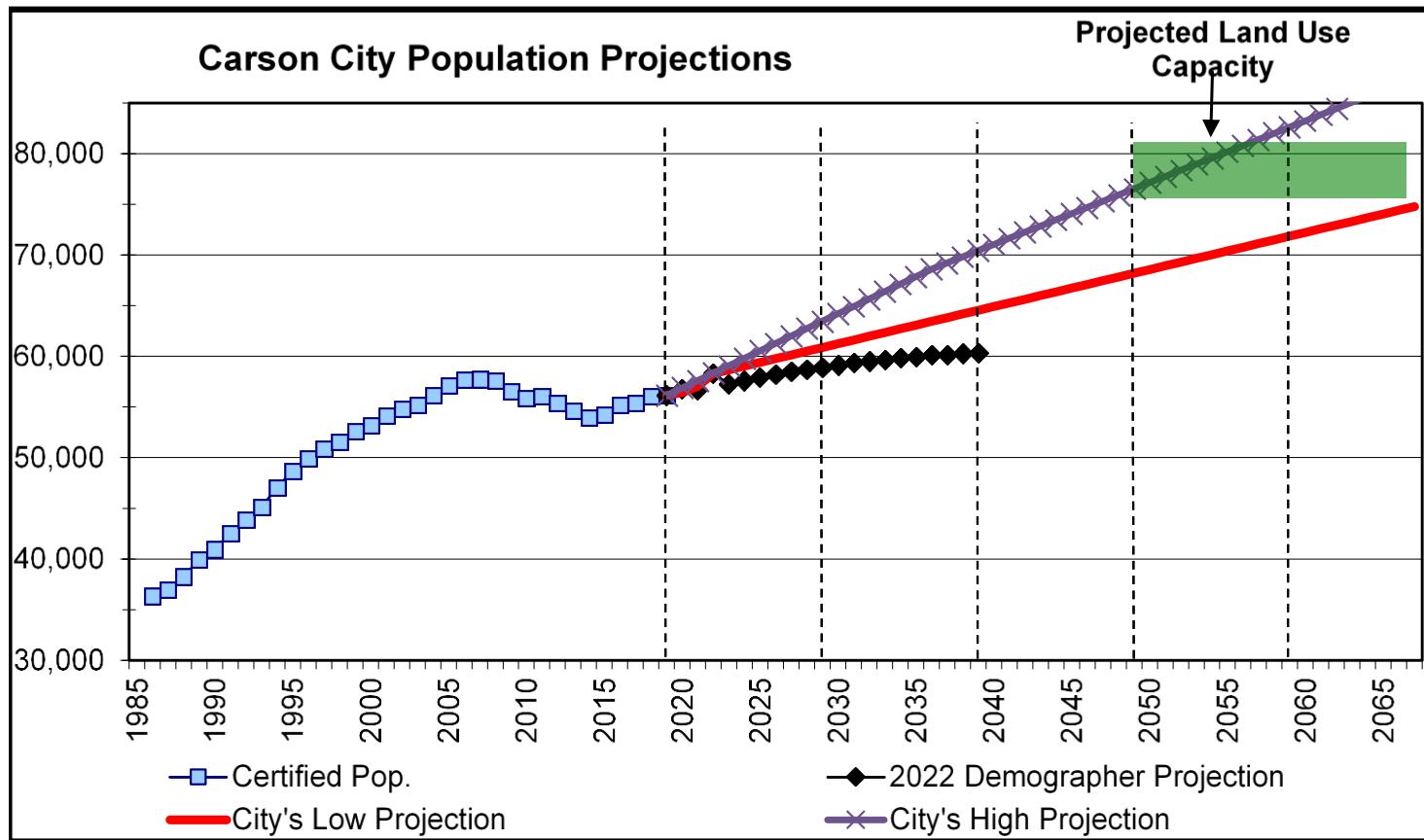
MH = Mobile Home

DUP = Duplex (two attached units, one ownership)

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

# Growth Trends & Supplemental Information

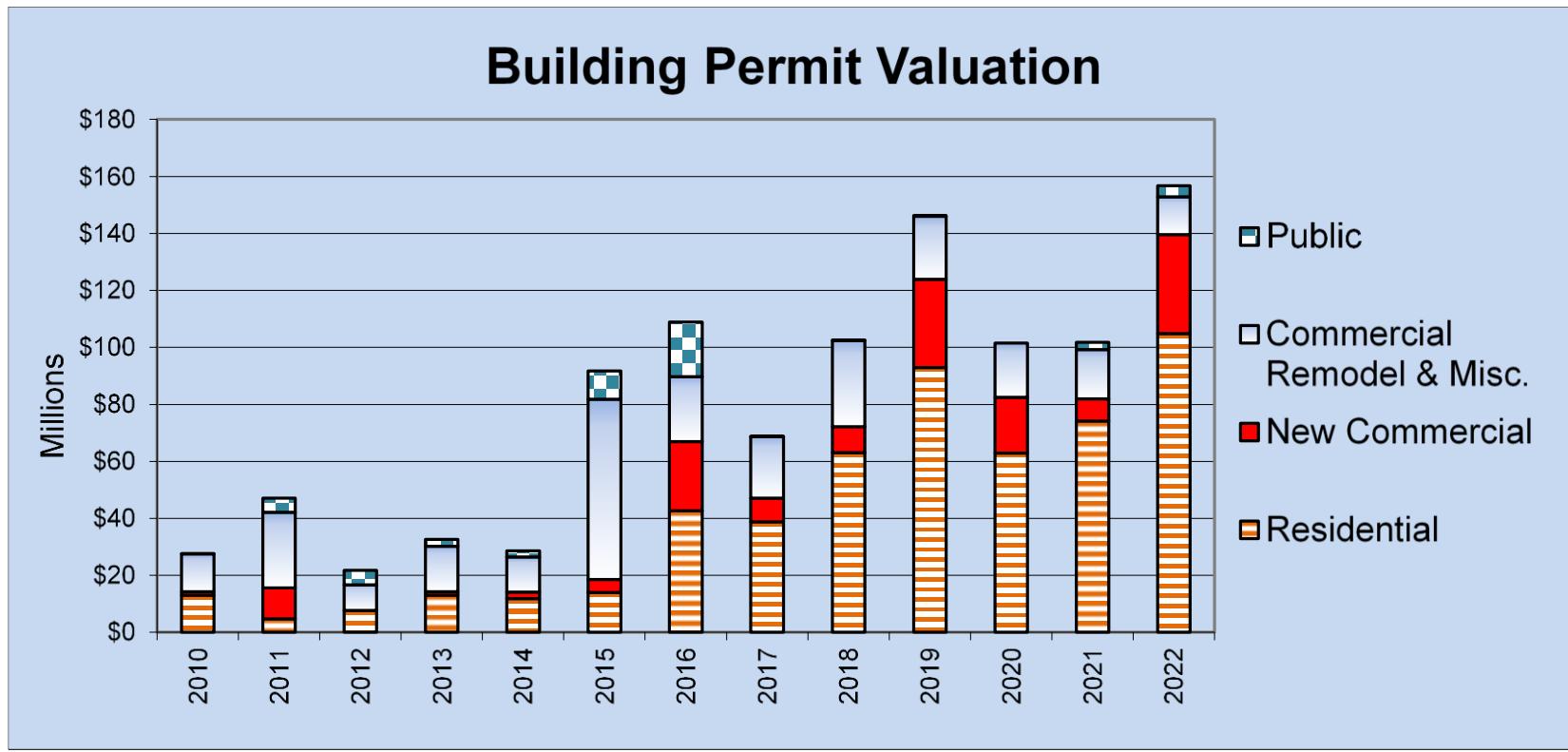
## Population and Land Use Capacity



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 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.