

**City of Carson City
Agenda Report**

Date Submitted: October 27, 2009

Agenda Date Requested: November 5, 2009

Time Requested: Consent

To: Mayor and Board of Supervisors

From: Public Works, Planning Division

Subject Title: Action to approve a request for a two-year extension for a Tentative Planned Unit Development known as Eagle Village located on 3.66 acres north of Eagle Station Lane, APN(s) 009-123-38, and -39, to remain valid and the filing timeframe for a Final Map to be extended to January 20, 2012. (TPUD-05-191) (Jennifer Pruitt)

Staff Summary: Pursuant to the recently approved zoning code amendment, by the Board of Supervisors and the provisions of NRS, a two year extension can be requested by the applicant, subject to written request. This request would extend the Final Map recordation to January 20, 2012 to allow time for the credit market supporting multi-family housing to return.

Type of Action Requested:

Resolution

Ordinance

Formal Action/Motion

Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Prior Board Action: Approved an application for a Tentative Planned Unit Development on January 19, 2006, with a vote of 4 ayes, 0 nays and 1 abstention.

Recommended Board Action: I move to approve a request for a two-year extension for a Tentative Planned Unit Development known as Eagle Village located on 3.66 acres north of Eagle Station Lane, APN(s) 009-123-38 and -39, to remain valid and the filing timeframe for a Final Map to be extended to January 20, 2012.

Explanation for Recommended Board Action: Due to the state of the credit market supporting multi-family housing at this time, a Final Map cannot be recorded prior to the expiration date. Approval of the two year extension will allow the Eagle Village Planned Unit Development approval to remain valid until January 20, 2012.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 17.05 (Tentative Maps), 18.02.050 (Review).

Fiscal Impact: N/A

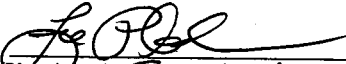
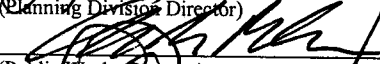
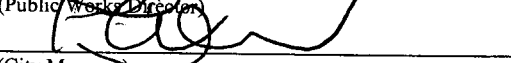
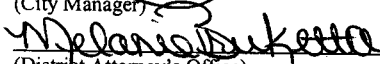
Explanation of Impact: N/A

Funding Source: N/A

Alternatives: 1) Approve request for one year
2) Deny request

Supporting Material: 1) Request for extension
2) Staff Memo

Prepared By: Janice Brod, Management Assistant V

Reviewed By:  Date: 10/27/09
(Planning Division Director)
 Date: 10-27-09
(Public Works Director)
 Date: 10-27-09
(City Manager)
 Date: 10-27-09
(District Attorney's Office)

Board Action Taken:

Motion: _____ 1) _____ Aye/Nay
2) _____ _____

(Vote Recorded By)



Carson City Planning Division

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MEMO TO: Mayor and Board of Supervisors

FROM: Planning Division

DATE: November 05, 2009

SUBJECT: Action to consider an extension of two years for the filing of a subsequent final map for the Tentative Planned Unit Development known as Eagle Village (TPUD-05-191).

The Construction Manager, Jonathan Young, Metcalf Builders, Inc. states that due to the continually shrinking credit market supporting multi-family housing has resulted in the unanticipated delayed construction of the Eagle Village Planned Unit Development (PUD). The applicant is requesting the filing timeframe to be extended from January 20, 2010 to January 20, 2012.

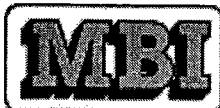
Passage of Assembly Bill 74 in 2009 has provided relief for Subdivisions and Planned Unit Developments. Without this relief, Subdivision would lose their map approvals for no reason other than the economy is in a recession and lending has slowed and in many instances has stopped, as noted by the applicant. There are subdivision projects that would expire without the recently reviewed and approved ordinance. The amendment has provided the opportunity for time extensions by the Board of Supervisors upon request, to keep maps active for Subdivision/PUD projects.

This two-year extension request is the second of several requests, which are likely to come under review in the future in Carson City, to utilize the recently adopted ordinance. The Planning Division staff has received several inquires regarding Subdivision and Planned Unit Development extension wishes.

It is the recommendation of staff that the BOS approve a two-year extension for Eagle Village Planned Unit Development. If this extension is approved the new expiration date for recordation of a Final Map for the Eagle Village Planned Unit Development will be January 20, 2012.

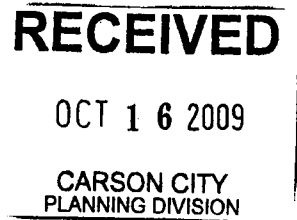
RECOMMENDATION

Recommended Motion: "I move to approve a request for a two-year extension for a Tentative Planned Unit Development known as Eagle Village located on 3.66 acres north of Eagle Station Lane, APN(s) 009-123-38 and -39, to remain valid and the filing timeframe for a Final Map to be extended to January 20, 2012."



METCALF BUILDERS, INC.

751 BASQUE WAY • CARSON CITY, NV 89706
BUS: (775) 885-1844 • FAX: (775) 885-0178
Nevada Contractors License - 0037475
California Contractors License - 743953



October 15, 2009

Mr. Lee Plemel
Carson City Planning Department
2621 Northgate Lane
Carson City, NV 89706

Re: Eagle Village FPUD 08-128

Dear Mr. Plemel:

Higher than anticipated revised vacancy rate projections coupled with the continually shrinking credit market supporting multi-family housing has delayed construction of the Eagle Village Planned Unit Development. Therefore, on behalf of Homeco 1, LLC, we hereby request a two-year extension of time, through January 20, 2011, allowing Homeco 1, LLC to amend their Eagle Village PUD map, FPUD 08-128, recorded January 20, 2009. Thank you for your consideration.

Respectfully,
METCALF BUILDERS, INC.

Jonathan Young
Construction Manager

Copy: Don Jackson
Homeco 1, LLC