



# Community Development Report

June 2016

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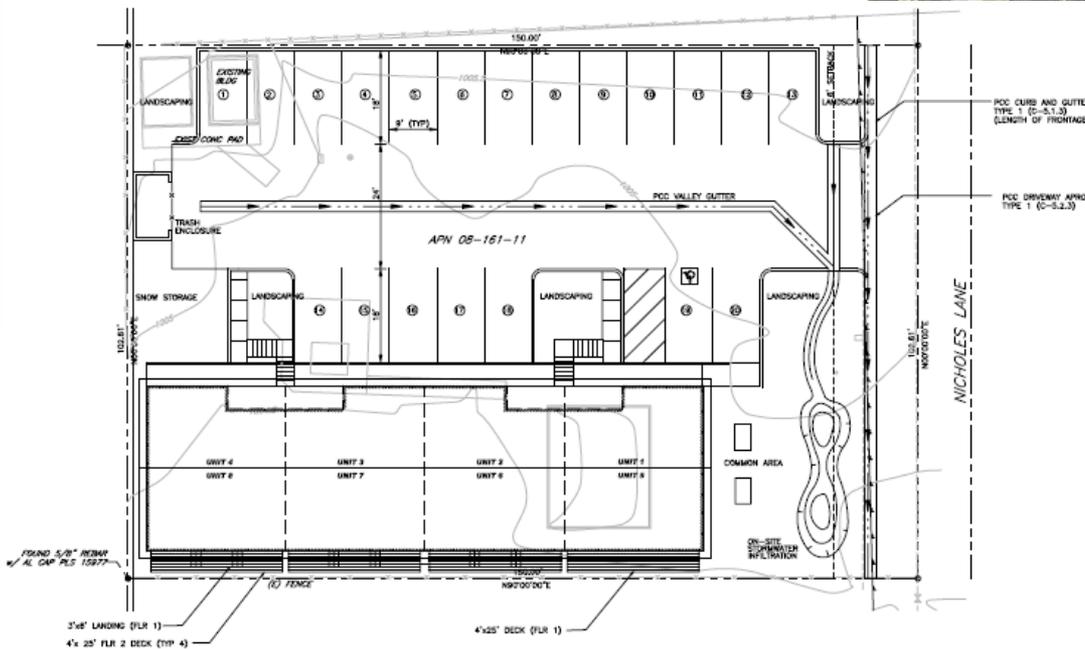
# Under Zoning Review

- Tentative Planned Unit Development subdivision map called Mills Landing to create 105 single-family attached residential lots.
- State Street
- Scheduled for Planning Commission review on June 29, 2016.



# Under Zoning Review

- Special Use Permit for 8-unit apartment building in General Commercial zoning district.
- 1770 Nichols Lane
- Scheduled for Planning Commission review on June 29, 2016.



SITE PLAN- PROPOSED

## Under Zoning Review

- Special Use Permit for a second freestanding sign at Maverik gas station for the new truck gas station and scales. The proposed sign is 21 feet tall and 108 square feet in area.
- 1451 College Parkway
- Scheduled for Planning Commission review on June 29, 2016.



# Under Zoning Review

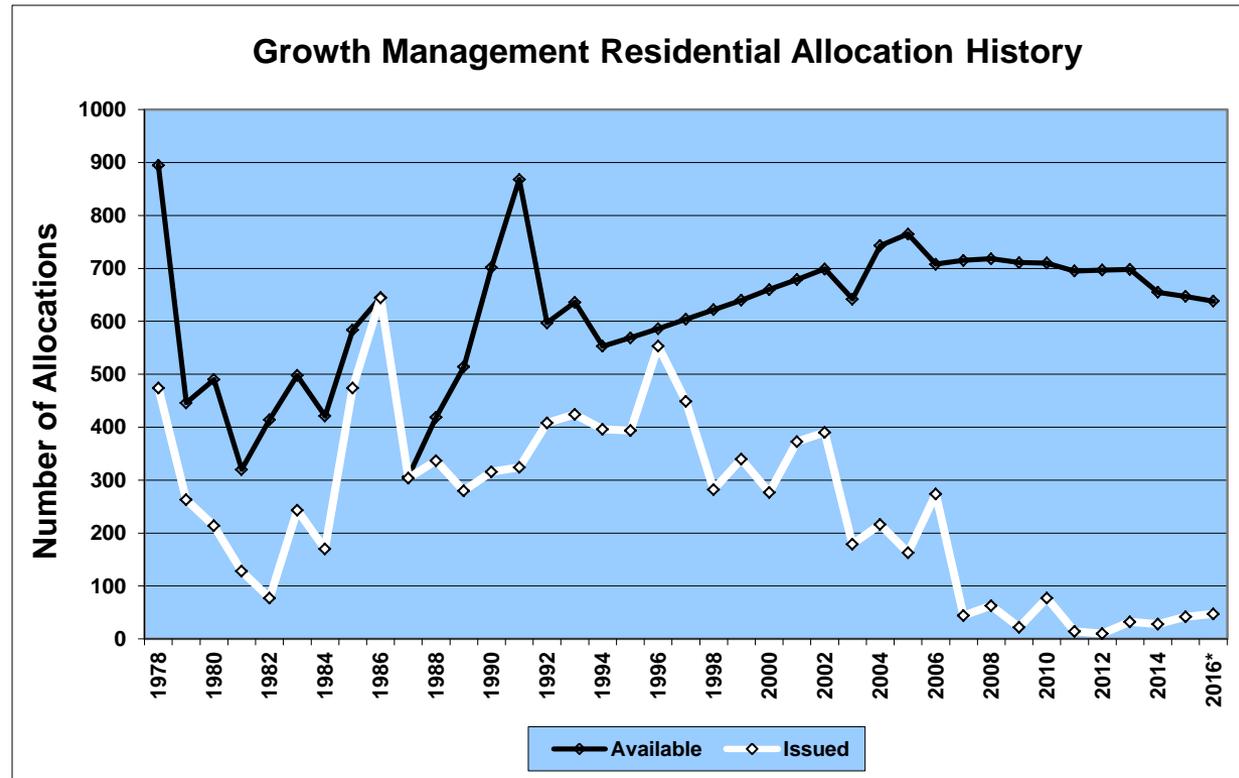
- Tentative Subdivision Map and Variance to create 147 single-family attached townhomes on property zoned Multi-Family Apartment.
- Little Lane
- Scheduled for Board of Supervisors review on June 16, 2016.

Figure 4: Preliminary Site & Landscape Plan



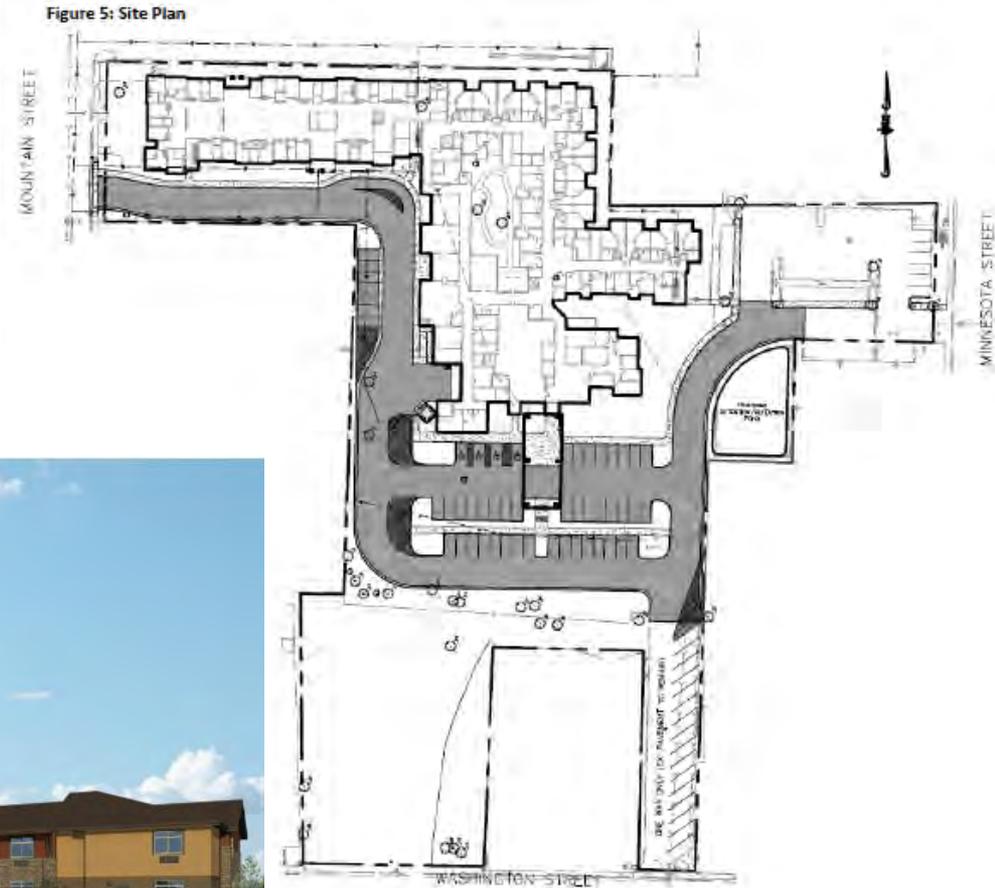
## Under Zoning Review

- Annual Growth Management review: The establishment of the number of residential building permit entitlements and the commercial and industrial average daily water usage threshold for 2017 pursuant to the Carson City Municipal Code (CCMC) 18.12, Growth Management Ordinance.
- Will be scheduled for Board of Supervisors review on July 7, 2016.
- The Planning Commission recommended an allocation of 640 residential permits to be available for calendar year 2017.
- Go to [www.carson.org/growthmanagement](http://www.carson.org/growthmanagement) for the complete report.



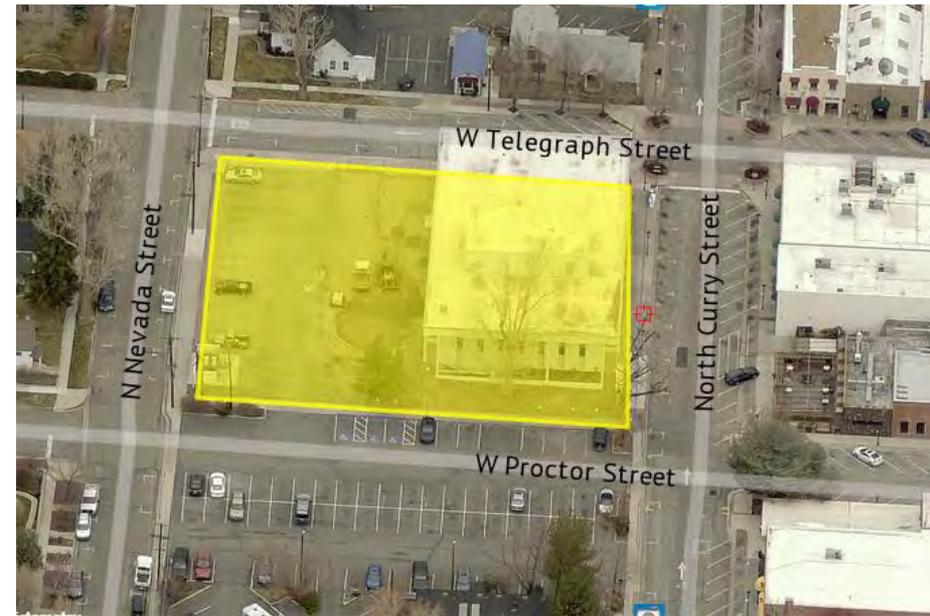
# Building Permit Under Review

- Carson Tahoe Care Assisted Living Facility
- 1001 Mountain Street
- Congregate care, skilled nursing and memory care facility.
- Approved by Planning Commission January 28, 2015.



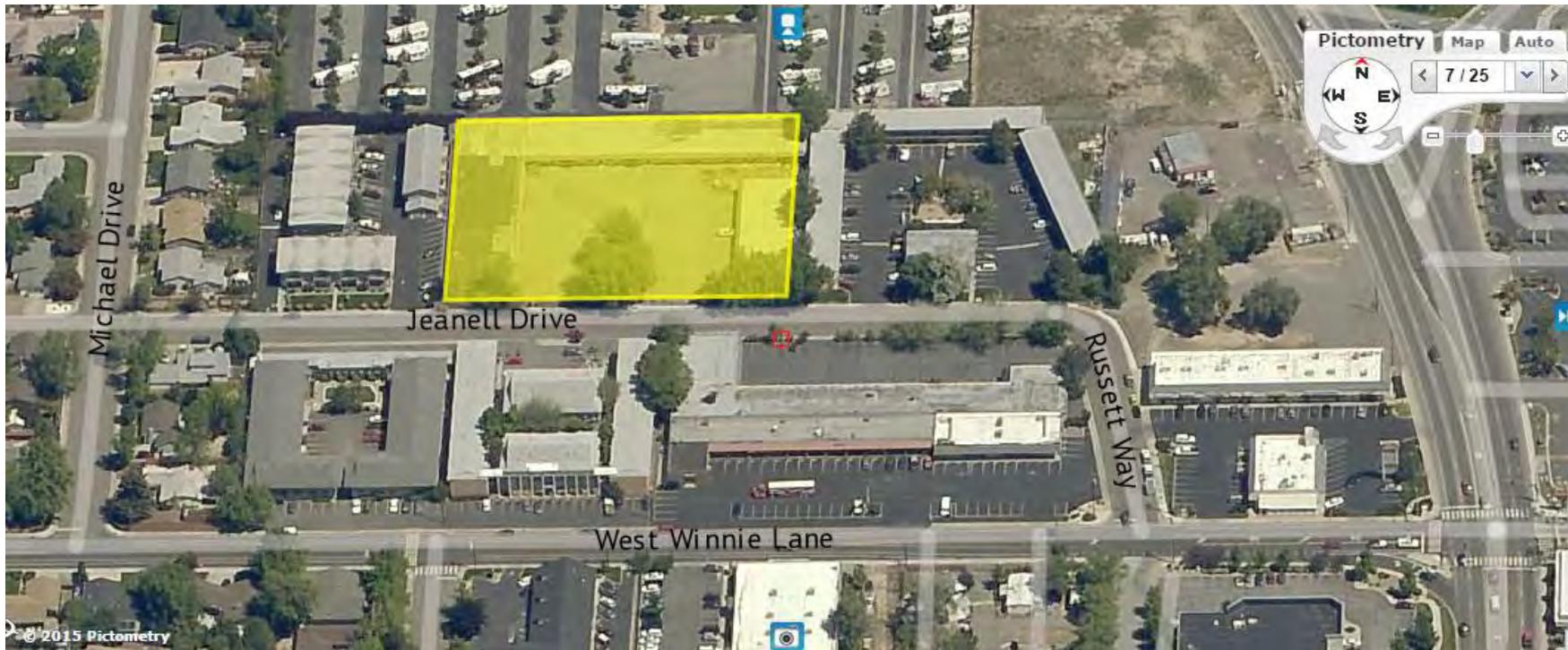
## Under Building Permit Review

- Pending revised plans from applicant
- Mixed-use commercial/residential
- 308 N. Curry Street
- Commercial remodel (1<sup>st</sup> and 2<sup>nd</sup> floors) with 10 new residential units.
- Approved by Planning Commission August 26, 2015; off-site parking approved by Planning Commission on October 28, 2015.



# Under Construction

- Apartments
- 430 Jeanell Drive
- 39 apartment units on 1.7 acres.
- Approved by Planning Commission March 25, 2015.



# Under Construction

- Surf Thru Car Wash
- 1300 E Williams
- 4,294 Square feet Car Wash
- 9,237 Square feet Covered Area
- 1.6 Million Valuation



# Under Construction

- Warehouse expansion
- 3039 Research Way
- 30,000 square foot warehouse expansion at existing business.
- Construction Valuation: \$2.5 million.



## Under Construction

- Carson City Animal Services Facility
- 549 Airport Road
- The new animal services facility will replace the existing facilities, increasing capacity and functionality.
- Construction Valuation: \$2.4 million.



# Under Construction

- Boys & Girls Club Teen Center Addition
- 1870 Russell Way
- Addition of teen center to existing Boys and Girls Club facility.
- Construction Valuation: \$1.1 million.



## Under Construction

- Carson Dermatology
- 1505 Medical Parkway
- New 5,000 square foot medical office building.
- Valuation: \$2.1 million.



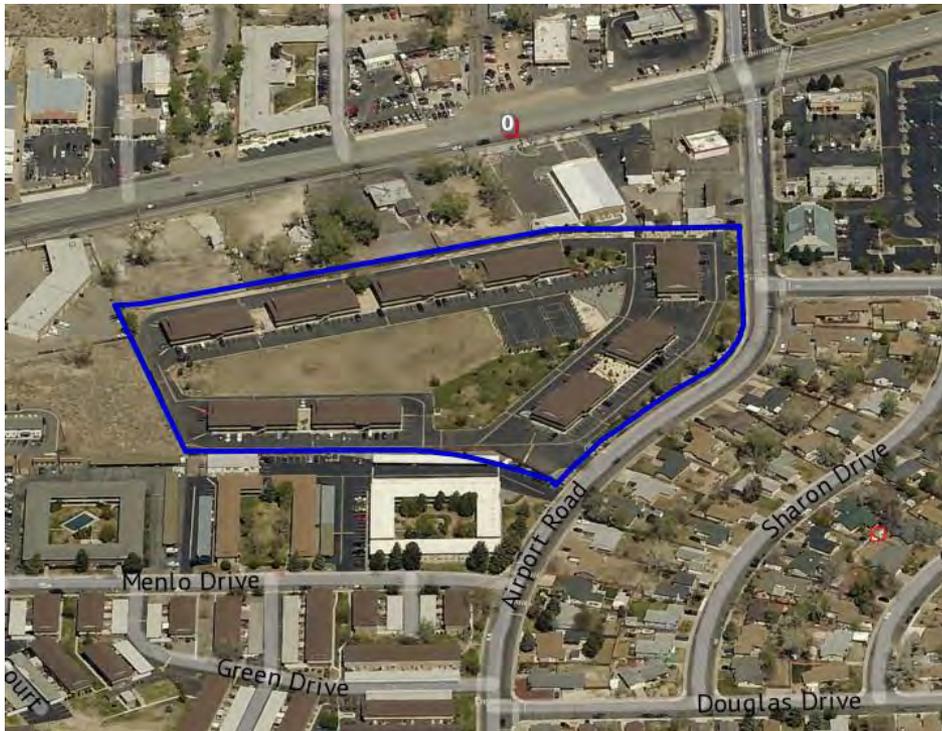
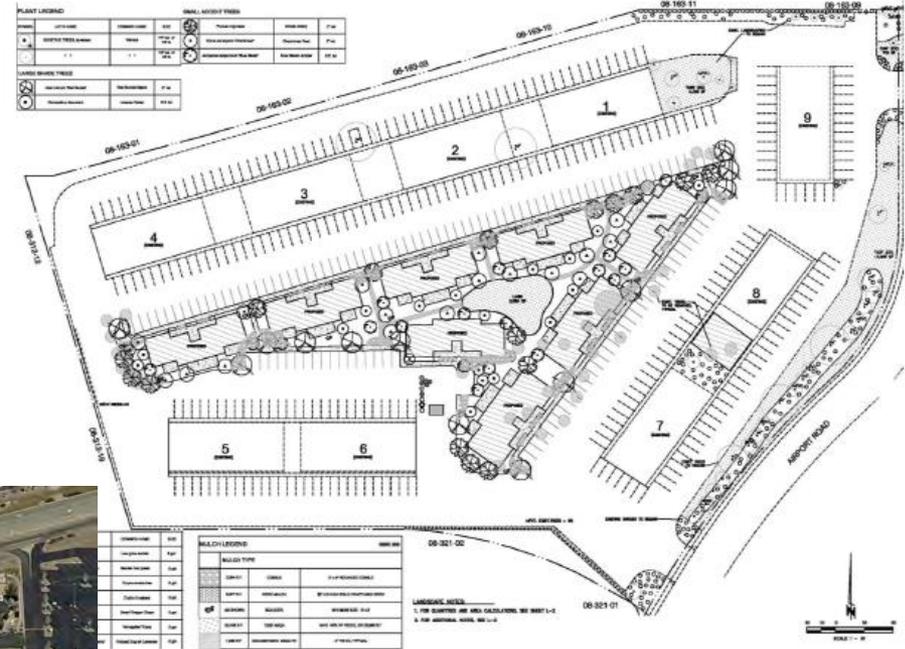
# Site Work Under Construction

- Jackson Village
- 250 Eagle Station Lane
- Planned Unit Development for 41 single-family detached residential units.
- Approved by Board of Supervisors on October 15, 2015.



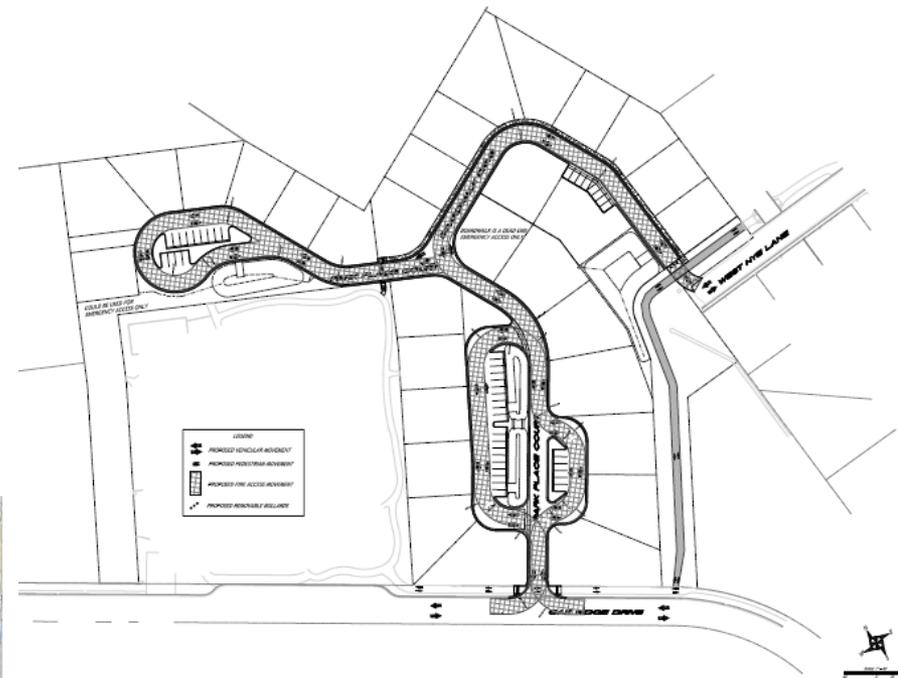
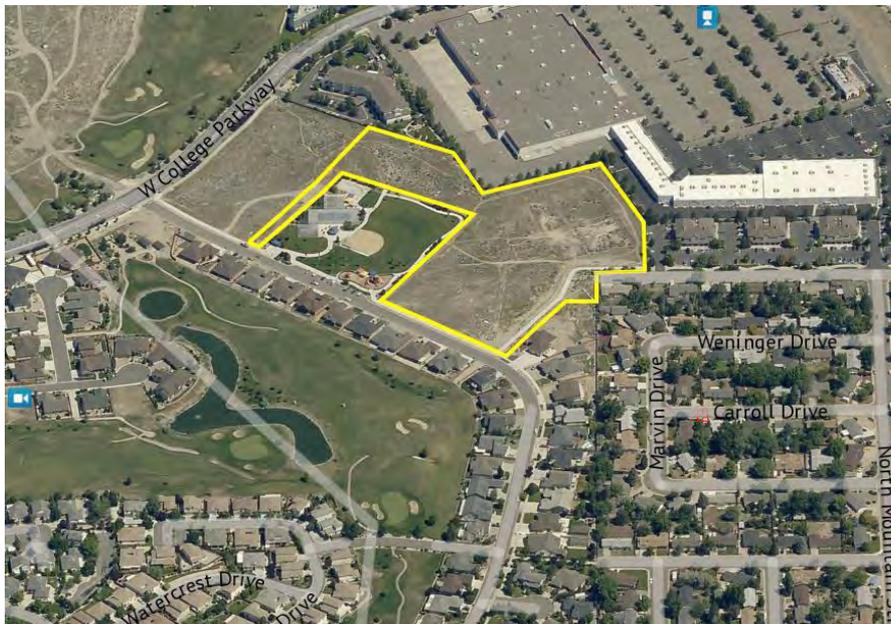
# Approved Pending Building Permit

- Special Use Permit and Variance to add 64 residential units to the existing 175 units at Bella Lago Apartments.
- 1600 Airport Road
- Approved by the Planning Commission on April 27, 2016.



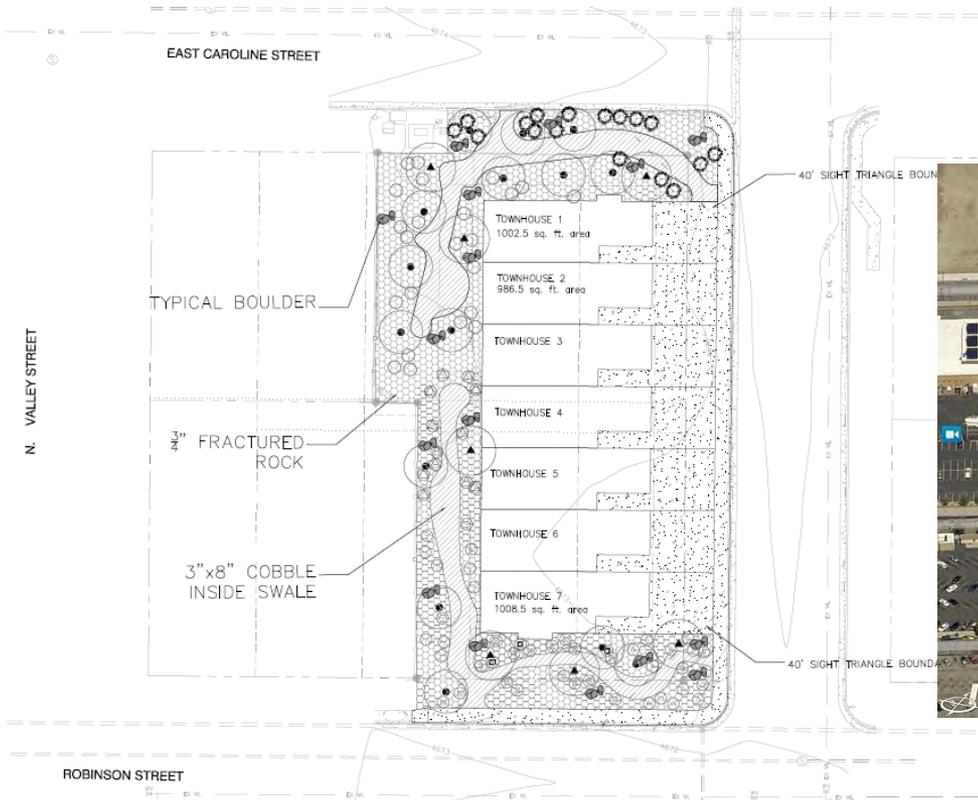
## Approved Pending Building Permit

- Amendment to the Silver Oak Planned Unit Development to add 31 single-family lots.
- Oak Ridge Drive at John Mankins Park
- Approved by the Planning Commission on March 30, 2016.
- Approved by the Board of Supervisors on April 21, 2016.



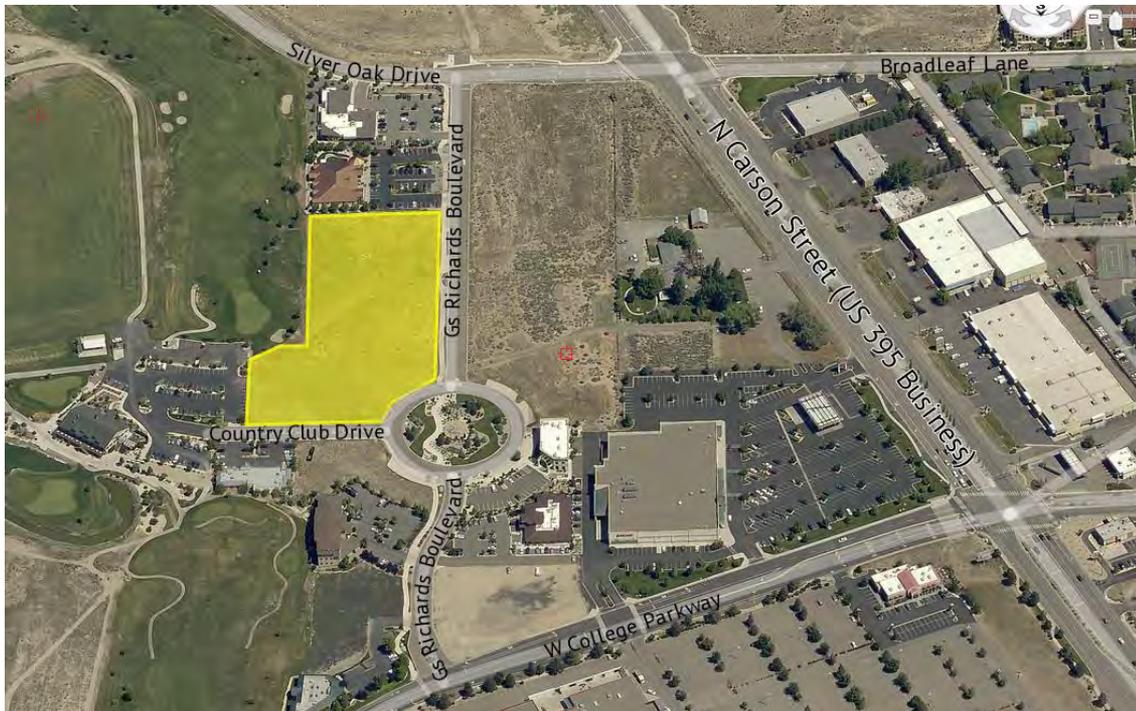
# Approved Pending Building Permit

- Tentative Subdivision Map for 7 townhomes on property zoned General Office.
- Anderson Street at Robinson Street
- Approved by Planning Commission December 16, 2015; approved by Board of Supervisors January 7, 2016.



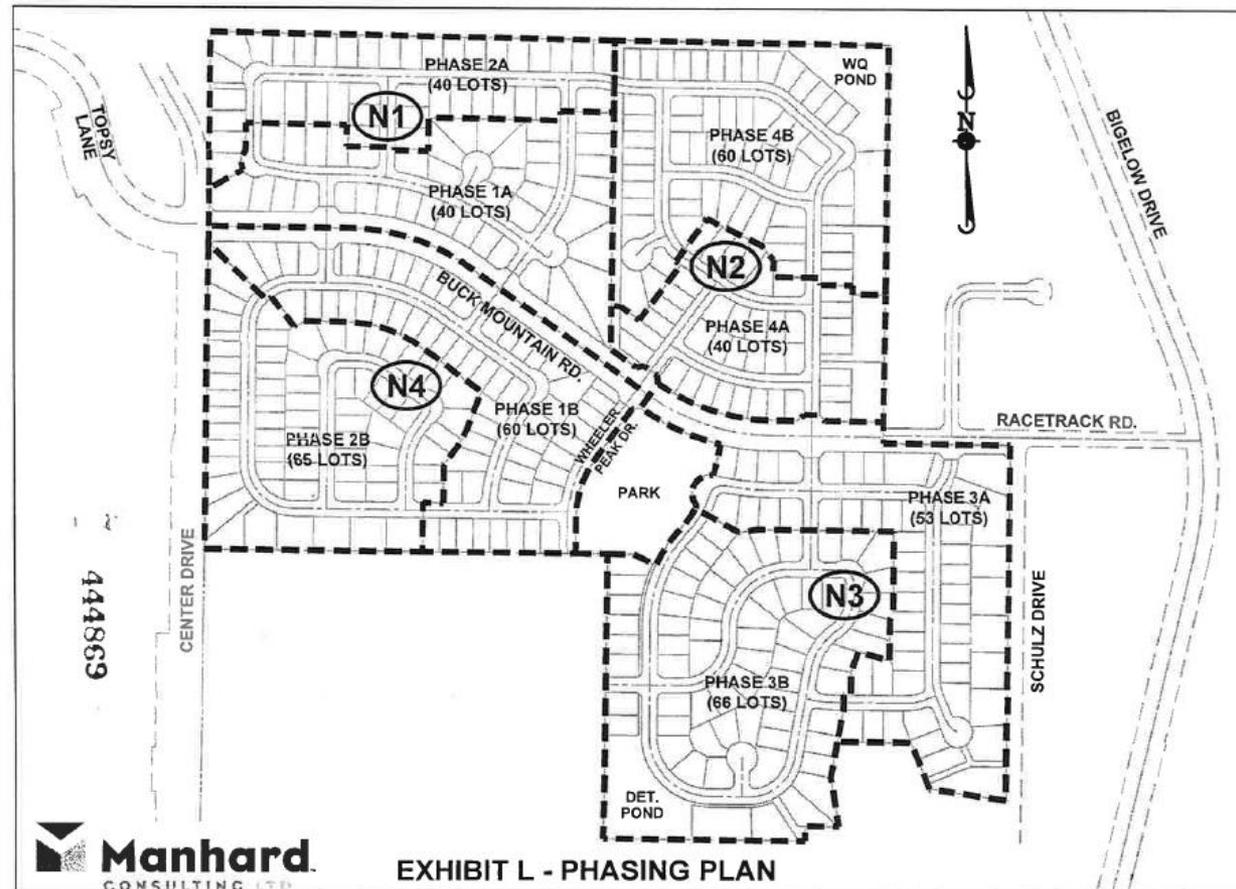
# Approved Pending Building Permit

- GS Richards Blvd. Apartments
- 90 apartment units.
- Approved by Planning Commission on September 30, 2015. Approved on appeal by Board of Supervisors on December 17, 2015.



## Approved Pending Building Permit

- Schulz Ranch Subdivision
- Racetrack Road/Topsy Lane
- 434-unit single family residential subdivision.
- Phases 1A & 1B, 100 lots recorded; infrastructure under construction for Phases 1A & 1B and Phases 2A & 2B, 105 additional lots.
- House construction expected to start in June 2016.



# Zoning Approved

- Lompa Ranch SPA (Specific Plan Area) Master Plan Amendment and Zoning Map Amendment to create land use and development parameters for the future development of the property.
- Approved by the Planning Commission on February 24, 2016.
- Approved by the Board of Supervisors on March 17, 2016.

