



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: October 18, 2018

Staff Contact: Hope Sullivan, Planning Manager

Agenda Title: For Possible Action: To approve a Tentative Subdivision Map for a 204 lot single family residential subdivision in the Lompa Ranch North Specific Plan Area on property zoned Multi-Family Duplex and Single Family 6000, located south of East Robinson Street, west of Highway 395, and north of East Fifth Street, APN 001-041-71. (TSM-17-184) (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The applicant is seeking Tentative Subdivision Map approval for a 204 lot subdivision on 58.5 acres. The minimum lot size is 6,000 square feet. The plans also include 8.7 acres of open space and 18 acres of right-of-way. Access will be from Robinson Street, East Fifth Street, and internal access from Blackstone Ranch Phase 1. The Planning Commission has recommended approval of the Tentative Map. The Board of Supervisors is authorized to approve a Tentative Subdivision Map.

Agenda Action: Formal Action/Motion

Time Requested: 10 minutes

Proposed Motion

I move to approve TSM-17-184, a Tentative Subdivision Map for 204 single family lots on property zoned Multi-Family Duplex and Single Family 6000 based on the findings and subject to the conditions of approval in the staff report to the Planning Commission.

Board's Strategic Goal

Economic Development

Previous Action

At its meeting of September 26 2018, the Planning Commission recommended approval of the proposed Tentative Subdivision Map by a vote of 5 - 0, 2 absent.

Background/Issues & Analysis

The Planning Commission found that the proposed Tentative Subdivision Map meets the required findings pursuant to the Carson City Municipal Code. Please see the attached staff report to the Planning Commission for further explanation.

Attachments:

- 1) Planning Commission Staff Report with attachments
- 2) Tentative Map Application (TSM-17-052)

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 17.05 (Tentative Maps), and CCMC 17.07 (Findings); NRS Chapter 244; Article 2 of the Carson City Charter

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact:

Alternatives

- 1) Modify the recommended conditions of approval for the request.
- 2) Deny the application.
- 3) Refer the application back to the Planning Commission for further consideration.

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)