

Item # 6A

**City of Carson City
Agenda Report**

Date Submitted: December 9, 2008

Agenda Date Requested: December 18, 2008

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Planning Division

Subject Title: Action to approve a request for a one-year extension of the Final Map for the Planned Unit Development known as Mills Landing (property owner: DGD Development & MSB Properties) located at 1208 E. William Street and State Street. (TPUD-06-202)

Staff Summary: The current Planned Unit Development approval will expire on December 21, 2008. This request would extend the Final Map recordation to December 21, 2009 to better facilitate the success of the project, which involves subdividing two parcels into 94 residential lots on 7.7 acres and a Commercial/Retail development of 2.4 acres, with approximately 30% of open space totaling 3.0 acres on a 10.14 acre site, north of William Street and west of State Street.

Type of Action Requested:

☐ Resolution

☐ Ordinance

☒ Formal Action/Motion

☐ Other (Specify)

Does This Action Require A Business Impact Statement: ☐ Yes ☒ No

Planning Commission Action: Recommended approval of the Tentative Planned Unit Development on November 29, 2006 with a vote of 6 Ayes, 0 Nays and 1 absent.

Prior Board Action: Approved the Tentative Planned Unit Development on December 21, 2006 with a vote of 5 Ayes and 0 Nays.

Recommended Board Action: I move to approve a request for a one-year extension of the Final Map for the Planned Unit Development known as Mills Landing located at 1208 E. William Street and State Street.

Explanation for Recommended Board Action: : The applicants are submitting their request at least 30 days prior to the tentative map expiration date per condition of approval #36 of the Tentative Planned Unit Development Map. Staff recommends that the Board of Supervisors approve the one-year extension of the Final map recordation requirement to December 21, 2009.

Applicable Statute, Code, Policy, Rule or Regulation: NRS Chapter 278A (Planned Development), CCMC Section 17.09 (Planned Unit Development), CCMC Section 18.02.080 (Special Use Permits), CCMC 17.05 (Planning Commission Review of Proposed Subdivisions), CCMC 17.05.010 (Review of Tentative Maps).

Fiscal Impact: N/A

Explanation of Impact: N/A

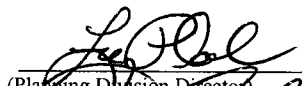
Funding Source: N/A

Alternatives: 1) Deny request

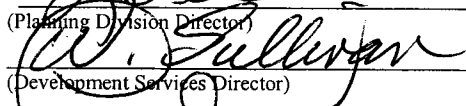
Supporting Material: 1) Request for extension

Prepared By: Janice Brod, Management Assistant I

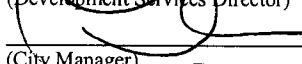
Reviewed By:


(Planning Division Director)

Date: 12/8/08


(Development Services Director)

Date: 12-10-08


(City Manager)

Date: 12/8/08


(District Attorney's Office)

Date: 12-9-08

Board Action Taken:

Motion: _____

1) _____ Aye/Nay

2) _____

(Vote Recorded By)



Civil Engineers
Surveyors
Water Resources Engineers
Water & Wastewater Engineers
Construction Managers
Environmental Scientists
Landscape Architects
Planners

November 19, 2008

Mr. Lee Plemel, AICP, Planning Division Director
Carson City Community Development
2621 Northgate Way #62
Carson City, NV 89706

**RE: Extension of Time Request - Mills Landing Planned Unit Development, Special Use Permit
(APNs 002-441-21 and 002-441-23)**

Dear Mr. Plemel:

On behalf of DGD Development and MSB Properties, Manhard Consulting, Ltd. (formerly Capital Engineering) respectfully requests an extension of time for the Tentative Map Special Use Permit associated with the Mills Landing Planned Unit Development (TPUD-06-202) from the current December 21, 2008 expiration to December 21, 2009.

The Carson City Board of Supervisors approved the Planned Unit Development Special Use Permit on December 21, 2006 to allow residential uses in the General Commercial (GC) zoning district, in addition to model homes, temporary sales office and associated flags/flagpoles. This approval is based on the findings contained in Carson City Community Development's staff report and is subject to the conditions of approval contained in the Notice of Decision (attached). The approval allowed for a mixed-use development on approximately 10.14 acres, resulting in 94 single-family dwelling units on approximately 7.7 acres and a commercial/retail development on approximately 2.4 acres. The project is located at 1208 E. Williams Street and State Street (APNs 002-441-21 and 002-441-23).

The Notice of Decision states that the applicant shall meet all the conditions of approval and commence the use (obtain and maintain a valid building permit) for which the Special Use Permit was granted within 24 months of the date of final approval. The Notice of Decision also states a single, one-year extension of time may be granted, if requested in writing to the Planning and Community Development Division thirty (30) days prior to the expiration date.

The Special Use Permit is scheduled to expire on December 21, 2008, unless a valid building permit is obtained or a one-year extension is granted. Due to difficulties with the final coordination of the project and the current state of the residential housing market, a building permit will not be acquired prior to the expiration date. Therefore, we request that a one-year extension be granted.

If you have any questions regarding this request please feel free to contact me at (775) 332-4716 or via email at sdorr@manhard.com. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Susan Dorr', written over a horizontal line.

Susan Dorr
Planning & Entitlement Manager

Attachment

cc: John Serpa, DGD Development

Manhard Consulting, Ltd.
3476 Executive Pointe Way, Suite 12 • Carson City, Nevada 89706
tel: (775) 882-5630 • fax: (775) 885-7282 • www.manhard.com
ARIZONA • COLORADO • GEORGIA • ILLINOIS • INDIANA • NEVADA



Civil Engineers
Surveyors
Water Resources Engineers
Water & Wastewater Engineers
Construction Managers
Environmental Scientists
Landscape Architects
Planners

November 19, 2008

Mr. Lee Plemel, AICP, Planning Division Director
Carson City Community Development
2621 Northgate Way #62
Carson City, NV 89706

**RE: Extension of Time Request – Mills Landing Planned Unit Development, Variances
(APNs 002-441-21 and 002-441-23)**

Dear Mr. Plemel:

On behalf of DGD Development and MSB Properties, Manhard Consulting, Ltd. (formerly Capital Engineering) respectfully requests an extension of time for the Variances associated with the Tentative Map for the Mills Landing Planned Unit Development (TPUD-06-202) from the current December 21, 2008 expiration to December 21, 2009.

The Carson City Board of Supervisors approved the Variances on December 21, 2006 to allow a reduction in the 30-foot minimum building setback from an adjacent residential zoning district, to vary from the 20-foot driveway requirement, to reduce PUD periphery setbacks and related parking variances from city requirements. This approval is based on the findings contained in the Carson City Community Development's staff report and is subject to the conditions of approval contained in the Notice of Decision (attached). The approval allowed for a mixed-use development on approximately 10.14 acres resulting in 94 single-family dwelling units on approximately 7.7 acres and a commercial/retail development on approximately 2.4 acres. The project is located at 1208 E. William Street and State Street (APNs 002-441-21 and 002-441-23).

The Notice of Decision states that the applicant shall meet all the conditions of approval and commence the use (obtain and maintain a valid building permit) for which the Variance was granted within 24 months of the date of final approval. The Notice of Decision also states a single, one-year extension of time may be granted, if requested in writing to the Planning and Community Development Division thirty (30) days prior to the expiration date.

The Variances are scheduled to expire on December 21, 2008, unless a valid building permit is obtained or a one-year extension is granted. Due to difficulties with the final coordination of the project and the current state of the residential housing market, a building permit will not be acquired prior to the expiration date. Therefore, we request that a one-year extension be granted.

If you have any questions regarding this request please feel free to contact me at (775) 332-4716 or via email at sdorr@manhard.com. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Susan Dorr', written over a horizontal line.

Susan Dorr
Planning & Entitlement Manager

Attachment

cc: John Serpa, DGD Development

Manhard Consulting, Ltd.
3476 Executive Pointe Way, Suite 12 • Carson City, Nevada 89706
tel: (775) 882-5630 • fax: (775) 885-7282 • www.manhard.com
ARIZONA • COLORADO • GEORGIA • ILLINOIS • INDIANA • NEVADA



Civil Engineers
Surveyors
Water Resources Engineers
Water & Wastewater Engineers
Construction Managers
Environmental Scientists
Landscape Architects
Planners

November 19, 2008

Mr. Lee Plemel, AICP, Planning Division Director
Carson City Community Development
2621 Northgate Way #62
Carson City, NV 89706

**RE: Extension of Time Request - Mills Landing Planned Unit Development, Tentative Map
(APNs 002-441-21 and 002-441-23)**

Dear Mr. Plemel:

On behalf of DGD Development and MSB Properties, Manhard Consulting, Ltd. (formerly Capital Engineering) respectfully requests an extension of time for the Tentative Map associated with the Mills Landing Planned Unit Development (TPUD-06-202) from the current December 21, 2008 expiration to December 21, 2009.

The Carson City Board of Supervisors approved the Planned Unit Development Tentative Map on December 21, 2006 to allow for a mixed-use development on approximately 10.14 acres resulting in 94 single-family dwelling units on approximately 7.7 acres and a commercial/retail development on approximately 2.4 acres. This approval is based on the findings contained in Carson City Community Development's staff report and is subject to the conditions of approval contained in the Notice of Decision (attached). The project is located at 1208 E. William Street and State Street (APNs 002-441-21 and 002-441-23).

The Notice of Decision states that, in accordance with Nevada Revised Statutes (NRS) 278.360 (1.c), a final subdivision map must be recorded within two years of the date of the tentative map final approval. The Notice of Decision also states that a single, one-year extension of time may be granted by the Board of Supervisors, if requested in writing at least 30 days prior to the expiration date.

The Tentative Map is scheduled to expire on December 21, 2008, unless a valid building permit is obtained or a one-year extension is granted. Due to difficulties with the final coordination of the project and the current state of the residential housing market, a building permit will not be acquired prior to the expiration date. Therefore, we request that a one-year extension be granted.

If you have any questions regarding this request please feel free to contact me at (775) 332-4716 or via email at sdorr@manhard.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Susan Dorr', is written over a horizontal line.

Susan Dorr
Planning & Entitlement Manager

Attachment

cc: John Serpa, DGD Development

Manhard Consulting, Ltd.
3476 Executive Pointe Way, Suite 12 • Carson City, Nevada 89706
tel: (775) 882-5630 • fax: (775) 885-7282 • www.manhard.com
ARIZONA • COLORADO • GEORGIA • ILLINOIS • INDIANA • NEVADA