

**City of Carson City
Agenda Report**

Date Submitted: August 11, 2009

Agenda Date Requested: August 20, 2009

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Public Works, Planning Division

Subject Title: Action to approve a request for a two-year extension of the Final Map for a Tentative Subdivision Map known as Schultz Ranch located between Center Drive and Bigelow Drive. (TSM-05-144) (Jennifer Pruitt)

Staff Summary: The current subdivision approval will expire on August 21, 2009. This request would extend the Final Map recordation to August 21, 2011 to allow the applicant additional time to work through final design and coordination of the project.

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 at the July 29, 2009 meeting by a vote of 6 Ayes, 0 Nays and 1 absent.

Prior Board Action: Approved an extension of one year for filing of a final map from August 21, 2008 to August 21, 2009 on June 5, 2008, with a vote of 5 Ayes and 0 Nays.

Recommended Board Action: I move to approve a request for a two-year extension of the Final Map for a Tentative Subdivision Map known as Schultz Ranch located between Center Drive and Bigelow Drive.

Explanation for Recommended Board Action: The Planning and Entitlement Manager, Susan Dorr, Manhard Consulting LTD., states that due to difficulties with the final coordination of the project and the state of the residential housing market at this time, a Final Map cannot be recorded prior to the expiration date. Approval of the two year extension will allow the Schulz Ranch approval to remain valid until August 21, 2011.

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

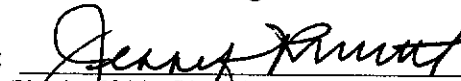
Funding Source: N/A

Alternatives: 1) Deny request

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

Prepared By: Janice Brod, Management Assistant V

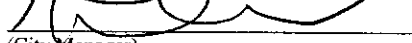
Reviewed By:


(Planning Division Director)

Date: 8-11-09


(Public Services Director)

Date: 8/11/09


(City Manager)

Date: 8/14/09


(District Attorney's Office)

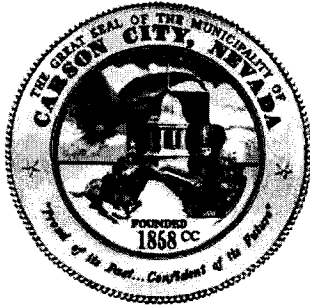
Date: 8-11-09

Board Action Taken:

Motion: _____

1) _____ Aye/Nay
2) _____

(Vote Recorded By)



Carson City Planning Division

2621 Northgate Lane, Suite 62

Carson City, Nevada 89706

(775) 887-2180

Plandiv@ci.carson-city.nv.us

www.carson-city.nv.us

MEMO TO: Mayor and Board of Supervisors

FROM: Planning Division *df*

DATE: August 20, 2009

SUBJECT: Action to consider an extension of two years for the filing of a subsequent final map for the Tentative Subdivision known as Schulz Ranch (TSM-05-144).

The Board of Supervisors conducted a public hearing on August 21, 2008, in conformance with City and State legal requirements, and the Board of Supervisors approved the one year extension for the filing of the Schulz Ranch Tentative Map (TSM-05-144), to remain valid until August 21, 2009, pursuant to the requirements of the Carson City Municipal Code.

The Planning & Entitlement Manager, Susan Dorr, Manhard Consulting LTD, states that due to difficulties with the final coordination of the project and the state of the residential housing market at this time, a Final Map cannot be recorded prior to the expiration date. The applicant is requesting the filing timeframe to be extended from August 21, 2009 to August 21, 2011.

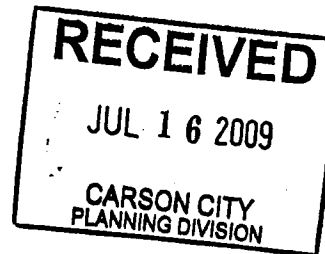
Passage of Assembly Bill 74 in 2009 has provided relief for Subdivisions, without this relief, Subdivision would lose their map approvals for no reason other than the economy is in a recession and lending has slowed and in many instances has stopped. There are subdivision projects that without the recently reviewed and approved Zoning Code Amendment ZCA-09-056 would simply expire. 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 first of several requests, which are likely to come under review in the future to utilize the recently adopted ZCA-09-056. The Planning Division staff has received several inquiries regarding Subdivision and Planned Unit Development extension wishes.

It is the recommendation of staff that the BOS approve a two-year extension for Schulz Ranch Subdivision. If this extension is approved the new expiration date for recordation of a Final Map for the Schulz Ranch Subdivision will be August 21, 2011.

RECOMMENDATION

Recommended Motion: "I move to approve a two-year extension to allow the Schulz Ranch Tentative Map approval to remain valid, and the filing timeframe to be extended from August 21, 2009 to August 21, 2011 pursuant to the recently amended Carson City Municipal Code."



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

July 16, 2009

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

RE: Extension of Time Request – Schulz Ranch Subdivision, Tentative Map (TSM 05-144)

Dear Mr. Plemel:

On behalf of Commercial Partners of Nevada and First Bank, Manhard Consulting, Ltd. respectfully requests an extension of time for the Tentative Map associated with the Schulz Ranch Development (TSM 05-144) from the current August 21, 2009 expiration to August 21, 2011.

The Carson City Board of Supervisors approved the Schulz Ranch Common Open Space Subdivision Tentative Map on October 20, 2005 to allow for a single-family residential development on approximately 126 acres resulting in 521 single-family dwelling units. 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 Tentative Map is scheduled to expire on August 21, 2009, unless a final map is recorded or an extension is granted. Due to difficulties with the final coordination of the project and the current state of the residential housing market, an additional final map will not be recorded prior to the expiration date. Therefore, we request that a two-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', written over a horizontal line.

Susan Dorr
Planning & Entitlement Manager

Attachment

cc: Ron Cobb, Commercial Partners of Nevada

**DEVELOPMENT
SERVICES
DEPARTMENT**

ADMINISTRATION
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

**BUILDING and
SAFETY DIVISION
PERMIT CENTER**
2621 Northgate Lane, Suite 6
Carson City, NV 89706-1319
Ph: 775-887-2310
Fx: 775-887-2202

CAPITAL PROJECTS
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

CONTRACTS
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

ENGINEERING DIVISION
2621 Northgate Lane, Suite 54
Carson City, NV 89706-1319
Ph: 775-887-2300
Fx: 775-887-2283

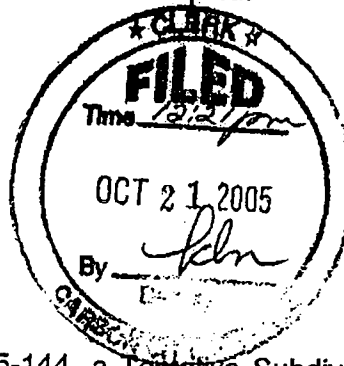
FLEET SERVICES
3303 Butti Way, Building 2
Carson City, NV 89701-3498
Ph: 775-887-2356
Fx: 775-887-2258

PLANNING DIVISION
2621 Northgate Lane, Suite 62
Carson City, NV 89706-1319
Ph: 775-887-2180
Fx: 775-887-2278

PUBLIC WORKS OPERATION
(Water, Sewer, Wastewater,
Streets, Landfill, Environmental)
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

TRANSPORTATION
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

CARSON CITY NEVADA
Consolidated Municipality and State Capital



BOARD OF SUPERVISORS
October 20, 2005

NOTICE OF DECISION

A request for approval of TSM-05-144, a Tentative Subdivision Map from Reynen & Bardis Communities, owners: (Burton, Larry & Burton, SMJ 1992 Trust & LMA 1992 Trust, Schulz Living Trust, Pflum Family Revokable Living Trust, Bennett, Alice S., Goni, Joseph R. & Latzy P., and Kugler, W.R. & Coffee C.) to allow a Common Open Space Development of 521 residential lots and variances for lot area, lot width, and lot setback requirement within the subdivision as specified in the Schulz Ranch Specific Plan Area document, on property zoned Single Family One Acre (SF1A) and Mobile Home One Acre (MH1A), located between Center Drive and Bigelow Drive Assessor's Parcel Numbers 009-311-03, -08, -09, -10, -14, -15 and -47, based on 12 findings and subject to the recommended conditions of approval contained in the staff report pursuant to the requirements of the Carson City Municipal Code.

The Board of Supervisors conducted a public hearing on October 20, 2005, in conformance with City and State legal requirements, and approved the Tentative Subdivision Map (TSM-05-144) based on the findings contained in the staff report and subject to the following 49 conditions and 2 stipulations.

CONDITIONS OF APPROVAL

The following shall be completed prior to submittal of construction/improvement plans or final map:

1. The applicant must sign and return the Notice of Decision / conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. Any issues involving downstream users of existing irrigation ditches shall be resolved prior to improvement plans or submittal of the first final map.
3. Final water, sewer and traffic reports shall reviewed and approved by the City Engineer. Recommendations of these reports shall be included in the subdivision improvements.

- a) The tentative water analysis identifies the requirement to provide a looped system from the existing City system to the north of the project site. In addition to the looped water improvements proposed by the tentative water analysis by the applicant, additional off-site improvements will be required on a phased basis to accommodate the development. These improvements are based on city-wide system modeling resulting in the need to provide additional conveyance to this section of the city system.
- b) The tentative sewer analysis provides flows for a future regional sewer collection facility to assure force main and line sizing to ultimately accommodate possible sewage collection in the area surrounding the project site. The interim sewer pump station for the project shall be designed to gravity to the regional facility in the future. In addition, as identified in the tentative sewer analysis, improvements are required to the existing lift station on Bigelow Drive to accommodate the build-out of the proposed development and possible future sewage collection in the area surrounding the project site.
- c) The tentative drainage analysis provides a summary of the project hydrology including sizing of detention basins to assure post-development peak discharges meet pre-development conditions as required by the City. In addition, the analysis identifies the location of the existing Clear Creek 100-year floodplain outside of all lot areas with the proposed north detention/park site being within the 100-year floodplain. The construction of the basin will be at an elevation that will allow discharge of the 100-year floodplain through the detention/park site unimpeded. In addition, all improvements will meet "Best Management Practices" and NPDES requirements for storm drainage discharge as required by the City to assure safe discharge to the Clear Creek system.
- d) Construction of Topsy Lane will be required from U.S. 395 to Center Drive as two lanes with on-street bike lanes. In addition, the traffic analysis provides recommendations for off-site intersection improvements at the intersection of Snyder Avenue and Bigelow Drive as well as Snyder Drive and Edmonds Drive. These improvements include widening to accommodate left hand turn lanes. Bigelow Drive from the site to Snyder Avenue will be required to be upgraded to two lanes with on-street bike lanes to provide upgraded access to the Snyder collector. Pedestrian crossing signage and striping will be required at off-site controlled intersections including Center/Topsy and Center/Clear Creek to assure safe pedestrian crossing in these areas. The traffic study analyzes the cumulative impacts including development of the Douglas County area to the east of the site as well as projecting to post-freeway development in developing the recommendations for the project.

4. The applicant shall follow all recommendations contained in the project soils and geotechnical report. Two copies of the report shall be submitted with any improvement plans.
5. The applicant shall adhere to all Carson City standards and requirements for water and sewer systems, grading and drainage, and street improvements, as outlined in the Development Standards and other applicable Divisions and as required by the Standard Specifications and Details for Public Works Construction, as adopted by Carson City. No deviations from the standards are allowed unless specifically noted on the approved tentative map.
6. The applicant shall obtain a dust control and stormwater pollution prevention permit from the Nevada Division of Environmental Protection (NDEP). The site grading must incorporate proper dust control and erosion control measures.
7. The revised tentative map shall be reviewed and signed by the Planning Director and City Engineer.

The following shall be completed prior to submittal of any final map:

8. Prior to submittal of any final map or parcel maps, Development Engineering shall approve all on-site and off-site improvements.
9. A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.
10. Prior to the recordation of the final map for any phase of the project, the improvements associated with said phase must either be constructed and approved by the city, or the specific performance of said work secured by providing the city with a proper surety in the amount of one hundred fifty percent (150 %) of the engineers estimate. In either case, upon acceptance of the improvements by the city, the developer shall provide the city with a proper surety in the amount of ten percent (10 %) of the engineers estimate to secure the Developers obligation to repair defects in workmanship and materials which appear in the work within one year of acceptance by the city.

The following shall be included with the submittal of construction/improvement plans or submittal of a final map:

11. The plans and final map shall reflect 10 foot wide Public Utility Easements along all street frontages and 5 foot wide Public Utility Easements along all side and rear lot lines.

12. The plans and final map shall show the East side of Center Drive to be improved to urban standards from the southerly project boundary to the northerly boundary including that portion fronting BLM property.
13. The map shall show a six foot wide pedestrian connection from Juniper Peak Drive to Center Drive between lots 17 and 18.
14. All streets including Center Drive shall include street lights, pursuant to City Standards. The map shall reflect their proposed positions.
15. The map shall show a six foot wide pedestrian connection from Arc Dome Drive to Center Drive between Lots 15 and 17.
16. Each phase of the development will be required to submit a set of improvement plans for all on-site and off-site improvements necessary to complete that specific phase.
17. The map shall show a watermain extending from Sugarloaf Peak Drive between lots 10 and 11 to the south running next to the temporary sewer pump station.
18. The applicant will provide on-site bus stops that will be incorporated in the site planning of the proposed project per Carson City School District regulations.
19. Placement of all utilities shall be underground within the development.
20. Improvement plans for the final map phase that includes the 251st residential lot shall include all remaining improvements for open space, park areas and paths for the entire development. Park, open space and path improvements shall be constructed or bonded for prior to recording the final map; however, a notice of completion for all park, open space and path improvements must be issued prior to issuance of building permits for the 251st or subsequent residential lots.
21. All fencing on corner lots must meet sight distance area requirements of CCMC Development Standards Division 1, Land Use and Site Design.
22. All landscaping proposed within the subdivision on site shall be in compliance with CCMC Development Standards Division 3, Landscaping.
23. No improvements shall begin within the limits of the special flood hazard area of Clear Creek without first obtaining City authorization from the Floodplain Manager and following the provisions of CCMC 12.09.

24. The North Douglas County Specific Plan identifies bike lanes on both Topsy Lane and Center Drive. These bike lanes shall be incorporated with the improvements to Topsy Lane and Center Drive.
25. Separation requirements between proposed sewer and storm drain lines and Douglas County's new well should be considered in the proposed development by the applicant.
26. Street trees shall be provided along Race Track Road/Topsy Lane connections between Schulz Drive and Center Drive, spaced on average at 40 foot intervals. Species grouping and diversity is mandatory and to be approved by the Planning Division Staff.
27. An east-west linear park pathway system will be provided adjacent to Topsy Lane/Race Track Road. This will provide connectivity for bicycle circulation via five foot on street lanes and pedestrian connectivity via a eight foot pathway on the south side of the roadway system. The eight foot pathway will be provided with a 30 foot area to allow for a landscaped linear park. The 30 foot width may be reduced near intersections where additional width is required. A 10 foot wide landscape area will be provided on the north side of the roadway to provide landscape continuity.
28. North-South circulation between the neighborhood park and the detention basin parks shall be provided adjacent to neighborhood streets with a 10 foot landscaped parkway and six foot sidewalk which will be incorporated into the parks system to provide linear connectivity and continuity.
29. The Clear Creek flood plain in the northeast portion of the SR-SPA area shall be retained in open space as part of the development, and may be incorporated into the project storm-water and water quality control facilities. The development shall meet all local, state and federal requirements for drainage, storm-water maintenance and water quality control.
30. The developer must meet all applicable local, state and federal environmental standards in the removal and clean up of the race track facilities.
31. Municipal water and sewer facilities, as well as natural gas, electric and cable television services shall be extended to serve the development.

The following must be submitted or included with the final subdivision map:

32. The map shall reflect that any landscaped area, as well as within the right-of-way, is to be maintained by Carson City and paid for by a neighborhood landscape maintenance district.

33. Notes shall be added to the final map:
 - A. "All shared access driveways are privately maintained."
 - B. "Individual driveway access onto Topsy Lane/Race Track Road and Center Drive is prohibited."
 - C. "Lots at the perimeter of the SR-SPA area adjacent to existing residential parcels shall be limited to the development of one-story homes."
 - D. "These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."
 - E. "All development shall be in accord with Tentative Map (TSM-05-144)."
34. All street names shall be reviewed and approved by Carson City's GIS Department. The approved names shall be shown on the final map.
35. All final maps shall be in substantially in accordance with the approved tentative map.
36. All other departments' and State agencies conditions of approval, which are attached, shall be incorporated as conditions of approval.
37. A copy of the signed Notice of Decision.
38. Evidence from the City Health Department and Fire Department that the applicable department's requirements have been satisfied, including but not limited to the location of all fire hydrants.
39. A variety of home models shall be provided and proposed house models shall be submitted pursuant to SPA policy SR-3.1.
40. Homes shall be oriented as to not have rear yards on streets, excluding Topsy Lane and Center Drive. Individual driveway access onto Topsy Lane/Race Track Road and Center Drive are prohibited.
41. A minimum of three typical landscape schemes for each neighborhood shall be submitted. Front yard landscaping and irrigation shall be provided by the developer(s). Landscaping will include a minimum of two trees (1 ½ inch caliper deciduous or five foot high evergreen) and 12 five gallon mix of evergreen and deciduous shrubs. Evergreen trees depending on species shall be planted a minimum of 10 feet from back of sidewalks. Turf and/or ground cover area shall also be provided in the landscape alternatives.

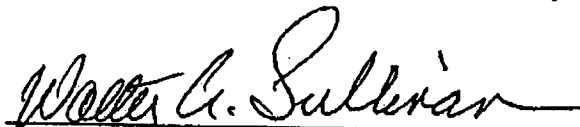
The following are general conditions of approval:

42. Any lots and/or phased areas not planned for immediate development shall be left undisturbed and no mass grading and clearing of natural vegetation shall be allowed.
43. All disturbed areas are required to have a palliative applied for dust control. Any and all grading shall comply with State and City regulations.
44. Building permits for home construction shall not be issued until streets and infrastructure improvements are deemed substantially complete by the City Engineer.
45. Hours of construction shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday, no construction on Sunday. If the hours of construction are not adhered to, the Carson City Building and Safety Division will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.
46. A Final Subdivision Map for the property must be recorded within two years of the date of Tentative Subdivision Map approval by the Board of Supervisors. The applicant is responsible for complying with the required conditions of approval and submitting a final map that complies to all conditions of approval at least 30 days prior to the tentative map expiration date. A one-year extension of the tentative map approval period may be granted by the Board of Supervisors upon written request at least 30 days prior to the tentative map expiration date.
47. All structure development within the project must fully meet the policies of the Schulz Ranch Specific Plan Area (SR-SPA).
48. Should the applicant or his/her contractors uncover historic or pre-historic archeological remains, they are required to cease all ground disturbances or construction activities in the immediate area and immediately (that day) contact the State Department of Cultural Affairs, Cultural Office of the Washoe Tribe and the State Historic Preservation Office for instructions regarding proper handling and disposition.
49. The Schulz Ranch Development shall provide a noise and odor easement on behalf of the adjacent one acre residential parcels to the City for review and approval; to be recorded against the subdivision. As part of the easement and sales disclosure, the applicant shall disclose that the surrounding properties have the privilege to have animals, fowl etc. associated with the primary permitted uses on site.

STIPULATIONS:

1. Along the northeastern border of the Schulz Ranch Development the applicant will work with the Washoe Tribe on acceptable fencing treatments.
2. The developer will provide an archeological report to staff and the Washoe Tribe prior to the commencement of grading and trenching of the subject site and during grading and trenching, the developer shall have a archeological monitor on site to review the activities.
3. The noise and odor easement as referenced in condition #49 must be included in the developments Conditions, Covenants, and Restrictions (CC & R's) recorded documents.

This decision was made on a vote of 5 ayes and 0 nays.



Walter A. Sullivan, Director AICP
Planning and Community Development Department

Mailed 10/21/05, By Rea Thompson