

City of Carson City
Agenda Report

Item # 5G & H

Date Submitted: September 12, 2006

Agenda Date Requested: September 21, 2006

Time Requested: 15 minutes

1 of 2

To: Mayor and Board of Supervisors

From: Planning Division

Subject Title: Action to approve a Tentative Planned Unit Development application known as Newport Village, from Ascend 2006, LLC c/o Jim Kiernan at Northern Nevada Title (property owner: Jeanette M. Jensen), to allow a Planned Unit Development of 43 residential lots on property zoned Mobile Home 12,000 (MH12), located at 3860 East Nye Lane, Assessor's Parcel Number 008-192-69, based on the 11 findings and subject to the recommended 42 conditions of approval contained in the staff report. File TPUD-06-143

Staff Summary: The Newport Village Planned Unit Development (PUD) is a residential development consisting of 43 detached dwelling units on 5.4 acres with 31% of the site devoted to common open space.

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 7 ayes and 0 nay at the Planning Commission Meeting of August 30, 2006.

Recommended Board Action: I move to approve a Tentative Map Planned Unit Development application known as Newport Village, from Ascend 2006, LLC c/o Jim Kiernan at Northern Nevada Title (property owner: Jeanette M. Jensen), to allow a Planned Unit Development of 43 residential lots on property zoned Mobile Home 12,000 (MH12), located at 3860 East Nye Lane, Assessor's Parcel Number 008-192-69, based on the 11 findings and subject to the 42 recommended conditions of approval contained in the staff report.

Explanation for Recommended Board Action: In order to subdivide the property to allow for separate ownerships of individual residential units, a Tentative Planned Unit Development Map must be approved by the Board of Supervisors. Upon approval of the Tentative Planned Unit Development Map, a Final Subdivision Map must then be approved by the staff prior to dividing the property and recording the new proposed parcels.

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

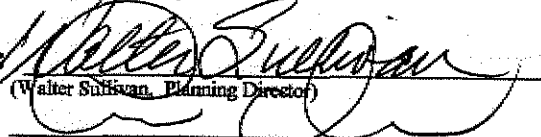
Alternatives: 1) Deny or; 2) Refer back to staff and Planning Commission for further review.

Supporting Material:

- Staff report to Planning Commission
- Tentative Subdivision Map application
- Tentative map copy

Prepared By: Donna Fuller, Administrative Services Manager

Reviewed By:


(Walter Sullivan, Planning Director)

Date: 9-11-06


(Andrew Burnham, Public Works Director)

Date: 9/12/06


(Linda Ritter, City Manager)

Date: 9/12/06


(Mike Suglia, Senior Deputy District Attorney)

Date: 9-12-06

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

**City of Carson City
Agenda Report**

Date Submitted: September 12, 2006

Agenda Date Requested: September 21, 2006

Time Requested: 20 minutes

2 of 2

To: Mayor and Board of Supervisors

From: Planning Division

Subject Title: Action to introduce, on first reading, Bill No. _____, an ordinance affecting a Zoning Map Amendment to change the zoning from Mobile Home 12,000 (MH12) to Mobile Home 6,000 Planned Unit Development (MH6-P) on 5.4 acres located at 3860 East Nye Lane, Assessor's Parcel Number 008-192-69, based on the three findings in the staff report. File ZMA-06-142

Staff Summary: Approval of the Zoning Map Amendment would change the zoning on the official Carson City Zoning Map of the subject parcel from Mobile Home 12,000 (MH12) to Mobile Home 6,000 Planned Unit Development (MH6-P). This zoning reclassification would implement stated City objectives.

Type of Action Requested:

Resolution

Ordinance (First Reading)

Formal Action/Motion

Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval on August 30, 2006 by a vote of 7 Ayes and 0 Nays.

Recommended Board Action: I move to introduce, on first reading, Bill No. _____, an ordinance affecting a Zoning Map Amendment to change the zoning from Mobile Home 12,000 (MH12) to Mobile Home 6,000 (MH6) on 5.4 acres located at 3860 East Nye Lane, Assessor's Parcel Number 008-192-69, based on the three findings in the staff report.

Explanation for Recommended Board Action: The Board of Supervisors have the authority to revise the zoning designations of property in Carson City. This is the first of two readings to amend the Title 18 Zoning Map by ordinance.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.02.075 (Zoning Map Amendments).

Fiscal Impact: N/A
Explanation of Impact: N/A
Funding Source: N/A


Alternatives:

- 1) Refer back to staff and Planning Commission for further review.

Supporting Material: Staff Report
Case Record
Ordinance

Prepared By: Donna Fuller, Administrative Services Manager

Reviewed By:


(Walter Sullivan, Planning Director)

Date: 9-11-06

(Andrew Burnham, Public Works Director)

Date: 9/12/06

(Linda Ritter, City Manager)

Date: 9/12/06

(Mike Suglia, Senior Deputy District Attorney)

Date: 9-12-06

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

ORDINANCE NO. _____

BILL NO. _____

AN ORDINANCE EFFECTING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM MOBILE HOME 12,000 (MH12) TO MOBILE HOME 6,000-PLANNED UNIT DEVELOPMENT MH6-P), ON PROPERTY LOCATED AT 3860 EAST NY LANE, APN 008-192-69, A TOTAL OF APPROXIMATELY 5.4 ACRES, LOCATED WEST OF COLLEGE PARKWAY AND NORTH OF EAST NYE LANE AND OTHER MATTERS PROPERLY RELATED THERETO.

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAIN:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Number 008-192-69, on property located at 3860 East Nye Lane, Carson City, Nevada, was duly submitted by the Carson City Planning Division in accordance with section 18.02.075, et seq. Of the Carson City Municipal Code (CCMC). The requested change will result in the zoning designation of the subject parcel being changed from Mobile Home 12,000 (MH12) to Mobile Home 6,000-Planned Unit Development (MH6-P). After proper noticing pursuant to NRS 278 and CCMC Title 18, on August 30, 2006, the Planning Commission review the Planning Division staff report and took public testimony and voted 7 ayes, 0 nays and 0 absent to recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in keeping with the objectives of the Master Plan, that the Amendment would be beneficial and not detrimental to the immediate vicinity, that the community as a whole would receive merit and value from the change, that adequate consideration for surrounding properties has been made, and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5),

the zoning map of Carson City is amended for Assessor's Parcel Number 008-192-69, a total of approximately 5.4 acres, changing the zoning designation from Mobile Home 12,000 (MH12) to Mobile Home 6,000- Planned Unit Development (MH6-P), as shown on Exhibit "A."

In the event the final map(s) related to the Planned Unit Development are not recorded or if the Planned Unit Development project is withdrawn, the zoning map of Carson City will reflect the previous zoning district(s) as noted above.

PROPOSED this ____ day of _____, 2006.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2006.

VOTE: AYES:

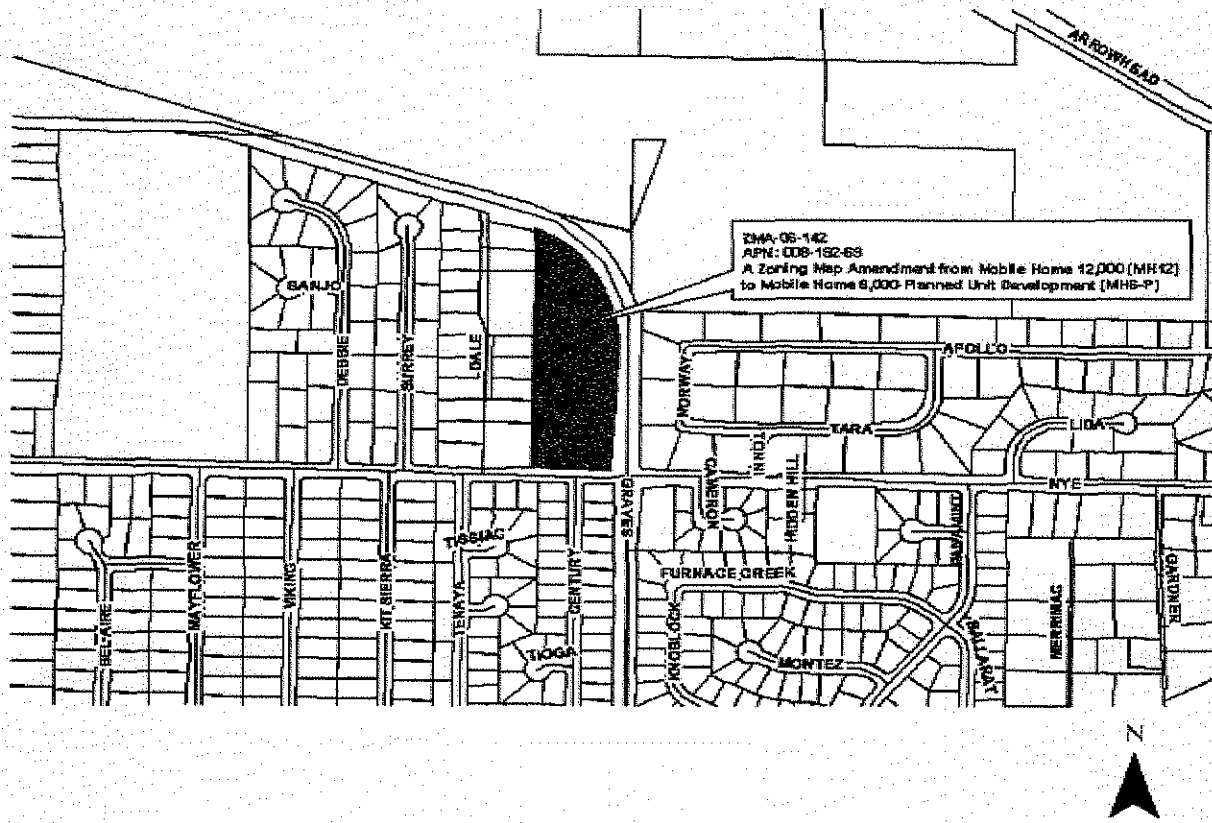
NAYS:

ABSENT: _____

MARV TEIXEIRA, Mayor

ATTEST:

EXHIBIT "A"



**CARSON CITY PLANNING COMMISSION
CASE RECORD**

MEETING DATE: AUGUST 30, 2006

AGENDA ITEM NO. G-10B

APPLICANT(s) NAME: Ascend 2006, LLC
PROPERTY OWNER(s): Jensen, Jeanette M.

FILE NO.: TPUD-06-143

ASSESSOR PARCEL NO(s): APN 008-192-69
ADDRESS: 3860 East Nye Lane

APPLICANT'S REQUEST: Action to consider a Tentative Planned Unit Development application known as Newport Village to allow 43 single family detached units on 5.4 acres, on property zoned Mobile Home 12,000 (MH12), located at 3860 East Nye Lane.

COMMISSIONERS PRESENT: PEERY VANCE SEMMENS

 BISBEE MULLET REYNOLDS KIMBROUGH

STAFF REPORT PRESENTED BY: Heidi Eskew-Herrmann

REPORT ATTACHED

STAFF RECOMMENDATION: CONDITIONAL APPROVAL

DENIAL

APPLICANT REPRESENTED BY: Jeff Foster

APPLICANT/AGENT
PRESENT

APPLICANT/AGENT
SPOKE

APPLICANT/AGENT
NOT PRESENT

APPLICANT/AGENT
DID NOT SPEAK

APPLICANT/AGENT INDICATED THAT HE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

4 PERSONS SPOKE IN FAVOR OF THE PROPOSAL 0 PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

Bob Fredland, a realtor, expressed support for the project.
Delete condition #38

MOTION WAS MADE TO RECOMMEND APPROVAL:

- WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT
 WITH THE FINDINGS AND CONDITIONS OF THE STAFF REPORT AS MODIFIED **
 WITH THE FINDINGS AND CONDITIONS OF THE COMMISSION ENUMERATED ON THIS CASE RECORD

** Delete condition #38

MOVED: Bisbee SECOND: Mullet PASSED: 7 /AYE 0 /NO /DQ /ABSENT /ABSTAINED

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: 9-21-06

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF AUGUST 30, 2006

FILE NO: TSM-06-143
ZMA-06-142
SUP-06-161

AGENDA ITEMS: E-10A, B, C

STAFF AUTHOR: Heidi Eskew-Herrmann, Assistant Planner

REQUESTS:

1. A Tentative Map for a Planned Unit Development- "Newport Village", consisting of 43 single family dwelling units with 31% common areas and open space on approximately 5.4 acres in the airport vicinity, Assessor's Parcel Number: 008-192-69.
2. A Zoning Map Amendment by ordinance from Mobile Home 12,000 (MH12) to Mobile Home 6,000 (MH6) on approximately 5.4 acres in the airport vicinity, Assessor's Parcel Number: 008-192-69.
3. A Special Use Permit for a temporary tract sales office and associated advertising flagpoles and flags on Assessor's Parcel Number: 008-192-69.

APPLICANT: Ascend 2006, LLC c/o Northern Nevada Title (Jim Kiernan)

OWNER: Jeanette M. Jensen

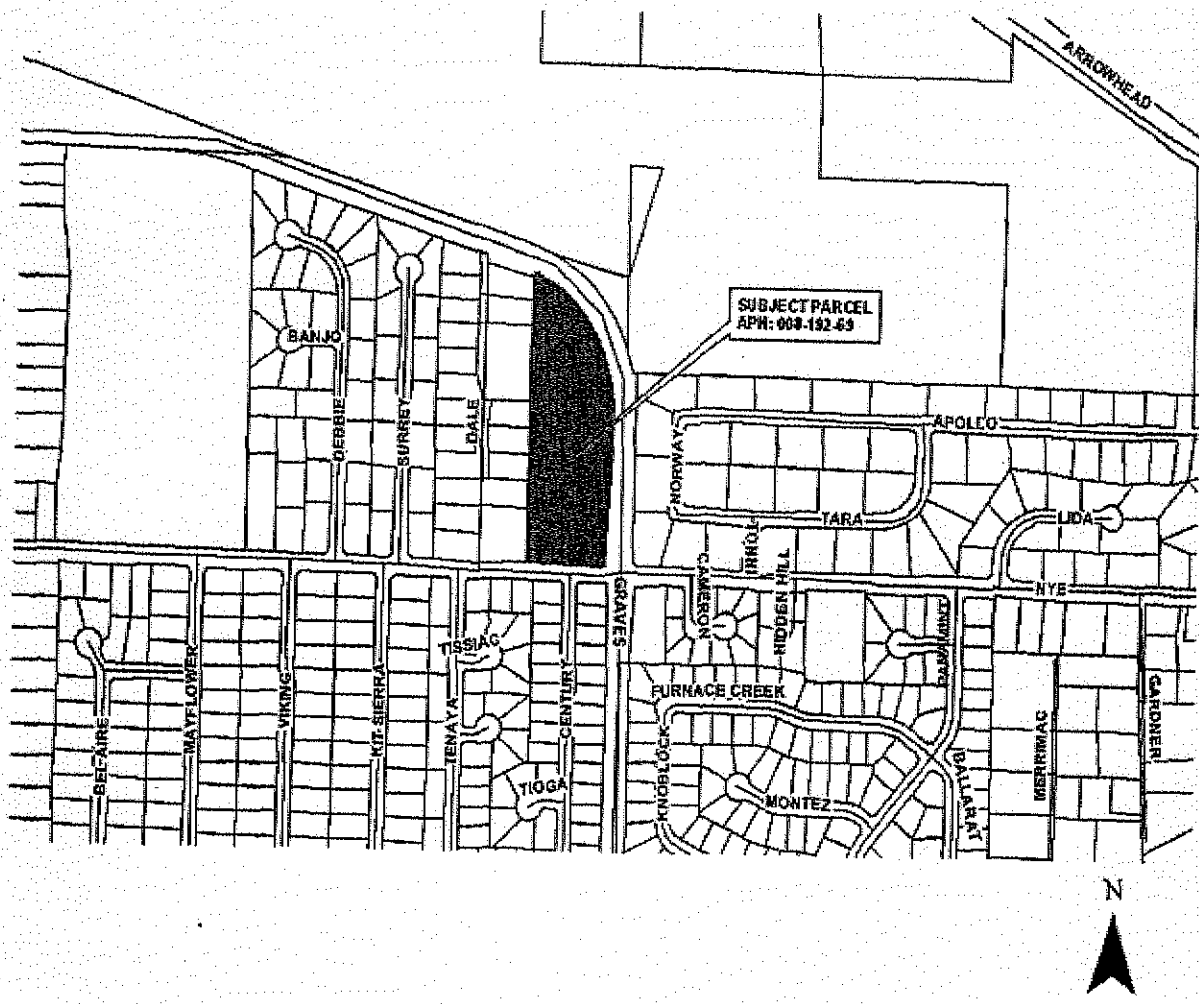
LOCATION: 3860 East Nye Lane

APN: 008-192-69

RECOMMENDED MOTIONS:

1. "I move to recommend to the Board of Supervisors approval of Tentative Planned Unit Development Map, TSM-06-143, an application from Ascend 2006, LLC c/o Jim Kiernan at Northern Nevada Title (property owner: Jeanette M. Jensen), to allow a Planned Unit Development of 43 residential lots, an entry monument sign and variances for lot area, lot width, lot and development setbacks and tandem parking requirements within the development as specified in the Carson City Municipal Code Title 18, on property zoned Mobile Home 12,000 (MH12), located at 3860 East Nye Lane, Assessor's Parcel Number 008-192-69, based on the findings and subject to the recommended conditions of approval contained in the staff report."
2. "I Move to recommend to the Board of Supervisors approval of Zoning Map Amendment, ZMA-06-142, to change the zoning from Mobile Home 12,000 (MH12) to Mobile Home 6,000 (MH6) on 5.4 acres located at 3860 East Nye Lane, Assessor's Parcel Number 008-192-69, based on the findings and subject to the recommended conditions of approval contained in the staff report."

3. " I move to approve SUP-06-161, a Special Use Permit request to allow the location of two temporary tract sales offices with associated flagpoles and flags, on property zoned Mobile Home 12,000 (MH12), located at 3860 East Nye Lane, Assessor's Parcel Number 008-192-69, based on seven findings and subject to the conditions of approval contained in the staff report."



TENTATIVE SUBDIVISION MAP RECOMMENDED 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 for conditions for approval within ten (10) days of receipt of notification after the Board of Supervisors meeting. If the Notice of Decision is not signed and returned within ten (10) days, then the item will be rescheduled for the next Planning Commission meeting for further consideration.
2. The final map shall be in substantial accord with the approved tentative map and signed by the Mayor, the Planning Commission Chairman and the Planning Division Director.
3. The revised tentative map shall be reviewed and signed by the Planning Director and City Engineer prior to Improvement Plan submittal.
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. The site grading must incorporate proper dust control and erosion control measures.
7. The sound wall maintenance agreement and any anti-graffiti treatment of the sound wall shall be determined by Development Engineering and the RTC Engineer and accepted by the Planning Division prior to submittal of construction/improvement plans or final map.

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

8. Prior to submittal of any final map, the Development Engineering Department shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the Development Engineering Department for all required on-site and off-site

improvements, prior to any submittals for approval of a final map. The plan must adhere to the recommendations contained in the project soils and geotechnical report. Two copies of the report shall be included in the improvement plan submittal.

9. With the submittal of any final map, the applicant shall provide evidence to the Planning Division from the Health and Fire Departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any parcel map or preferably final map and shall include approval by the Fire Department of all hydrant locations.
10. 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.
11. 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.
12. The following note shall be placed on the final map stating: "These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."

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

13. Street lighting is required along all frontages in accordance with Carson City Development Standards (CCDS) 12.14.
14. The sound wall along College Parkway shall be designed to look identical to the existing sound wall. The wall design calculations and plans shall be submitted to the Building Department for separate permit and approved by a RTC Engineer. Wall details shall be shown on the Civil Engineering plans in order to avoid confusion with the Building Permit plans.
15. In accordance with CCDS 12.10 and 12.11.10, pavement sections shall be based on subgrade strength values determined by Resistance (R) Value or California Bearing Ratio (CBR) as shown in the Soils Engineering Report. Refer to CCDS Division 17 for soils report requirements. In no case shall the proposed pavement section be less than the minimum section prescribed in standard drawing C-1.11.

16. Storm drainage facility improvements shall be designed in accordance with CCDS Division 14. A Technical Drainage Study is required with submittal of Improvement Plans in accordance with CCDS 14.9 through 14.10.
17. On-site storm runoff detention shall be sized to limit flows from a 5-year storm (Q5) to their predeveloped condition, in accordance with CCDS 14.1.8.
18. In accordance with CCDS 15.3, water mains shall be analyzed to determine system capability to provide adequate flows and pressures, and sewer mains shall be analyzed to determine system capability to provide capacity for the ultimate tributary population. These analyses shall be prepared by qualified Nevada Civil Engineers.
19. The applicant shall abandon the Sierra Pacific Power Company easement located on the property prior to the submittal of a final map.

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

20. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of a parcel map or preferably final map.
21. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.
22. The applicant shall adhere to all City standards and requirements for water and sewer systems, grading and drainage, and street improvements.
23. A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the Development Engineering Department prior to approval of a final map.
24. Final improvement plans for the development shall be prepared in accordance with CCDS Division 19 and the Standard Specifications and Details for Public Works Construction, as adopted by Carson City.
25. Any and all grading shall comply with City standards. A grading permit from the Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease and desist order to halt all grading work.
26. Dwellings constructed at less than three feet to the property line shall be designed in compliance with Section R302, 2003 International Residential Code (fire resistive construction, no openings, etc.).

27. The applicant shall preserve as many trees as practicable within the common open space areas. Mature trees damaged by fire and others in poor health shall be removed only after approval of the Planning Division.
28. Pursuant to CCMC Title 17 (Division of Land/Subdivision of Land), the homeowner's association shall maintain all common open space areas including the area devoted to guest parking.
29. All lot areas and lot widths shall meet the zoning requirements approved as part of this Planned Unit Development map with the submittal of any parcel map or preferably final map.
30. The Planning Division Director and the District Attorney's office shall approve the development's CC&R's prior to recordation of the first final map.
31. All fencing on corner lots must meet sight distance area requirements of CCMC Development Standards Division 1, Land Use and Site Design.
32. The existing sound wall along College Parkway shall be extended to just north of the emergency access to the proposed development, located near Nye Lane. The sound wall must meet sight distance area requirements of CCMC Development Standards Division 1, Land Use and Site Design. Actual dimensions of the sound wall shall be approved by RTC Engineering.
33. All landscaping proposed within the subdivision on-site shall be in compliance with CCMC Development Standards Division 3, Landscaping.
34. Municipal water and sewer facilities, as well as natural gas, electric and cable television services shall be extended to serve the development.
35. All street names shall be reviewed and approved by Carson City's GIS Department. The approved names shall be shown on the final map.
36. Emergency access gate shall have a Carson City Fire Department approved security access lock box such as a knox box for gate access.
37. Turf block construction shall meet the load requirements for fire apparatus access and egress.

The following are general conditions of approval:

38. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed.

39. All disturbed areas are required to have a palliative applied for dust control. Any and all grading shall comply with State and City regulations.
40. Building permits for home construction shall not be issued until streets and infrastructure improvements are deemed complete by the City Engineer.
41. 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 and 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.
42. A Final Planned Unit Development Map for the property must be recorded within two years of the date of Tentative Planned Unit Development 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.**
43. The Newport Village Development shall provide an aviation easement on behalf of the adjacent airport for review and approval; to be recorded against the subdivision. As part of the easement and sales disclosure, the applicant shall disclose that the Carson City airport is adjacent to this development.

SPECIAL USE PERMIT RECOMMENDED CONDITIONS OF APPROVAL

1. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted within twelve months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning Division at least thirty days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
2. All development shall be substantially in accordance with the attached site development plan.
3. All on and off-site improvements shall conform to City standards and requirements.
4. The applicant must sign and return the Notice of Decision for conditions of approval within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten(10) days, then the item will be rescheduled for the next Planning Commission meeting for further consideration.

5. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.
6. The flagpoles used in conjunction with the model homes shall not exceed a total of eight in number and 12 feet in height. Exact placement of the flagpoles must be approved by the Development Engineering Department and the Planning Division prior to construction.
7. The flags and flagpoles that are approved with this Special Use Permit shall be removed with the cessation of those units as sales offices.
8. The temporary tract sales offices shall be for the exclusive use of selling homes only located within the Newport Village Development.
9. The hours of operation of the sales offices shall be as proposed by the applicant; daily, from 8:00 am to 6:00 pm seven days a week. The hours of operation may be extended upon written request to the Planning Division Director.
10. Outdoor lighting shall be residential in character. All light sources shall be located and installed in such a way as to prevent spillover lighting onto adjoining properties, and glare to the sky.
11. The temporary tract sales offices must be properly addressed with addressing facing the street frontage. It must be clearly visible and meet design criteria of the Carson City Municipal Code.
12. Any new construction requires a building permit. Building Code requirements will be addressed during the building permit review process. Complete plans prepared by a Nevada licensed design professional or contractor must be submitted to the Building Department for review. Accessibility, parking, and landscaping are only a portion of what will need to be addressed on the plans. The Building Permit must be issued to a Nevada State Licensed Contractor with a Carson City Business License.
13. All parking shall be on-site and located in the garage, driveway, and visitor parking places provided.
14. Once the lots in the Newport Village development are sold, the temporary tract sales offices must be closed. The applicant must provide the Planning Director written documentation of the closure.
15. This Special Use Permit shall be reviewed administratively one year from the time of the Planning Commission approval.

16. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with any building permit application.

LEGAL REQUIREMENTS: CCMC 17.05 (Tentative maps); 17.09 (Planned Unit Development); NRS 278A (Planned Development), CCMC 18.02.050 (Review), CCMC 18.02.075 (Zoning Map Amendments), CCMC 18.02.080 (Special Use Permit/Conditional Uses), CCMC 18.02.105 (Standard Conditions of Approval), Development Standards Division 4.6.5 (Variation from Sign Standards).

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

ZONING DISTRICT: Mobile Home 12,000 (MH12)

PROPOSED ZONING DISTRICT: Mobile Home 6,000 (MH6)

KEY ISSUES: Does the proposal meet the Tentative Map requirements? Is the proposed Zoning Map amendment consistent with the Master Plan? Is the proposed zoning compatible with the surrounding zoning? Will the proposed temporary tract sales office or the use of advertising devices have a negative impact on the residential character of this subdivision?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Public Regional (PR); Carson City Airport
SOUTH: Mobile Home 6,000 (MH6); Tenaya #3 mobile home subdivision
EAST: Single Family 12,000 (SF12); Morningside Estates subdivision
WEST: Mobile Home 12,000 (MH12); mobile homes

ENVIRONMENTAL INFORMATION

1. **FLOOD ZONE:** According to the geotechnical report, the site is located in the unshaded Zone X (outside of the 500-year flood plain) per FEMA maps
2. **SLOPE/DRAINAGE:** According to the Geotechnical study, the site is relatively flat with minimal relief (1 to 2 feet) across it with an approximate 0.25% slope to the east. There are several mounds up to 2 feet in height across the property. There are no drainage ditches, so it is assumed that the property drains by sheet-flow to adjacent curb and gutters. The majority of the property drains south-southwest onto Nye Lane, according to the conceptual drainage study.
3. **SOILS:** According to the geotechnical report, the soil is generally moderately cemented and locally strongly cemented with gravel sized sand concretions allowing an adequate surface for ground improvements for footings and floor slab. Ground water was not encountered during exploration and is expected to lie at a depth well below that which would affect construction.
4. **SEISMIC ZONE:** According to the geotechnical report, seismic activity in the Carson City area is located at the base of the Sierra Nevada Mountains approximately three miles west of the site and the last major event along this fault has been estimated at less than 300 years ago. No faults have been mapped on the property or were encountered during exploration of this site.

SITE DEVELOPMENT INFORMATION

1. **SPECIAL DISTRICTS/AREAS:** Airport noise district
2. **SUBJECT AREA:** approximately 5.4 acres
3. **EXISTING LAND USE:** single-family residential
4. **LOT SIZES**

- Required: 6,000 square feet/6,500 square feet on corner lots
Proposed: typical lot size is 42 feet by 55 feet (2,310 square feet)
5. **MINIMUM LOT WIDTH**
Required: 60 feet
Proposed: 42 feet
 6. **REQUIRED SETBACKS:**
Standard Mobile Home 6,000 (MH6) setbacks:
Front: 20 feet from the property line
Side: five feet from the property line
Street Side: 10 feet from the property line
Rear: 10 feet from the property line. All portions of a structure exceeding 20 feet in height must be a minimum of 20 feet from the rear property line
Maximum structure height: 26 feet
PROPOSED SETBACKS:
Front: 10 feet
Side: 0 feet/10 feet (zero lot line)
Street Side: 0 feet/10 feet (zero lot line)
Rear: 10 feet
Maximum structure height: 22 feet
 7. **PARKING REQUIRED:**
 - Planned Unit Developments shall provide two spaces per dwelling unit plus one parking space per two units shall be classified and signed as guest parking.
 8. **PARKING PROVIDED:**
 - Two spaces per dwelling unit are provided in tandem. The applicant is asking to be allowed to count both spaces since tandem parking is not allowed. A total of 22 guest parking spaces are provided throughout the site.
 9. **REQUESTED VARIANCES**

	STANDARD	PROPOSED
Minimum Lot Area	6,000 square feet/6,500 square feet on corner lots	2,310 square feet
Minimum Lot Width	60 feet	42 feet
Front Setback	20 feet	10 feet
Side Setback	five feet	0 feet/10 feet (zero lot line)
Right-of-Way for private streets	50 feet	34 feet
Center to center driveway spacing	50 feet	42 feet
PUD periphery boundary setback	20 feet	10 feet
Off-street/garage parking spaces	two off-street spaces per unit	Tandem parking (1 garage space/1 driveway space)

SITE HISTORY

According to the applicant, the parcel is part of the Pennington Subdivision filed in the office of the County Recorder on May 8th, 1957. The property was purchased by the current property owner on September 26th, 1975. The Assessor's Parcel Number was changed on July 2nd, 1999 from 008-192-39 to 008-192-69. A right-of-way dedication—a sliver of land approximately 2,570 square feet in size along College Parkway, was made to the City in 1999. There is an existing Sierra Pacific Power Company easement that runs diagonally northeast to southwest along the site; the utility company has agreed to abandon this easement at the appropriate time. The project site is currently developed with a single-family, one-story residence and two additional structures used for storage. The site is accessed off of East Nye Lane by a gravel path that leads to the residence, which is currently occupied by the property owner. The rest of the property is non-irrigated land mainly consisting of native vegetation. To the north of the site, a sound wall curves around from the west for a distance of approximately 150 feet along the boundary line.

DISCUSSION

Staff conducted a site visit on August 16, 2006. The project site is located at 3860 East Nye Lane, south and west of College Parkway and north of East Nye Lane. The Carson City Airport is located to the north of the project site. To the east of the site is the Morningside Subdivision with large, single-family homes on approximately 0.5-acre lots and is zoned Single Family 12,000 (SF12). To the south are single-family homes zoned Mobile Home 6,000 (MH6). To the west of the property are single-family homes zoned Mobile Home 12,000 (MH12). Other than the residences in the Morningside Subdivision, most of the surrounding residences are manufactured homes. The subject site currently contains undeveloped land and a residential structure and associated accessory structures. The site is relatively flat.

PROPOSED DEVELOPMENT

The subject Tentative Planned Unit Development Map would result in the creation of 43 residential lots on property that is proposed to be rezoned as mobile home 6,000 (MH6), on approximately 5.4 acres. The Newport Village Development as proposed is a Planned Unit Development, pursuant to the requirements of CCMC Title 17.

A Zoning Map Amendment (ZMA-06-142) has been requested to change the zoning from Mobile Home 12,000 (MH12) to Mobile Home 6,000 (MH6) and a recommended motion has been provided by staff. If the Zoning Map Amendment is approved, the allowable units per acre maximum would be eight units per acre, for a total of 43 units allowed and proposed.

Proposed Land Use Percentages:

Lot Area: approximately 42% (2.75 acres)

Street/Parking Area: approximately 27% (0.97 acres)

Common Open Space: approximately 31% (72, 834 square feet/1.67 acres)

The homes are proposed to be three and four-bedroom units (four models consisting of a 1,206 square foot 3-bedroom, 2-bathroom floor plan; a 1,300 square foot 3-bedroom, 2.5-bathroom floor plan; a 1,460 square foot 3-bedroom, 2.5-bathroom floor plan; and a 1,637 square foot 4-bedroom, 2.5-bathroom floor plan. The applicant proposes and will attempt to develop the project in a manner targeted toward the affordable/workforce housing price range. Carson City staff advised the applicant that this range is currently approximately \$235,000 to \$280,000, with an average of about \$250,000.

Parking would be accommodated in single-car garages and driveways in a tandem arrangement. As required, 22 guest parking spaces are included. Public streets with an ingress/egress off of East Nye Lane and an "emergency only" access off of College Parkway will provide adequate access to and circulation within the site. Pedestrian circulation will be encouraged via placement of sidewalks throughout the development along with walking paths. The open space will consist of native sage scrub vegetation, grass/turf areas, a "tot lot" recreation area and practical landscape elements distributed throughout the site, with particular emphasis near the project frontage along East Nye Lane and the northern part of the site. A sidewalk along East Nye Lane to connect to the existing sidewalk at College Parkway is offered as well. On-site detention/retention is proposed near the entrance. The sound wall along College Parkway will be extended along the property line to short of the intersection with East Nye Lane.

A Special Use Permit is required for the proposed temporary tract sales office and flags/flagpoles pursuant to the Carson City Municipal Code Section 18.04.085.3 (Conditional Uses), which allows a temporary tract sales office only after approval of a Special Use Permit, and Development Standards Division 4.6.5 which allows variation of the Sign Code.

Drainage

According to the applicant, the drainage infrastructure proposed for the Newport Village development conforms to the Carson City Municipal Code & Development Standards. The 5-year runoff will be contained in an appropriately sized stormdrain system, while larger flows (up to the 100-year event) will be contained within the right-of-way. The property will be graded such that the major drainage collection point is at the southwest property corner where a detention/retention area will be placed to keep pre- and post-development runoff equal.

Traffic/Access/Circulation/Parking

The primary ingress/egress will be located off of East Nye Lane with a 45-foot right-of-way. The project access is expected to be an unsignaled one-way stop controlled intersection with the control on the southbound direction. A gated "emergency only" ingress/egress will be located on the southeast side of the property on College Parkway. This access will have a 20-

foot driving surface comprised of turfblock or some other driveable surface and will be gated with a City approved locking system. Both accesses satisfy the 125-foot centerline offsets from nearby intersections. As designed, the minimum stopping sight distance (250 feet) and line of sight distance (400 feet) for the emergency access are achieved.

Three internal public streets are proposed with 10 m.p.h. speed limits. The proposed right-of-way for the streets is 34 feet, including a 20-foot A/C section, standard curb and gutter of two feet on each side, and five-foot sidewalks. Minimum intersection curb radii of 25 feet are proposed to accommodate fire apparatus turning movements. All streets will accommodate two-way traffic and provide convenient, safe and efficient movement of vehicles and pedestrians alike. All pedestrian facilities will be designed to meet current City and ADA standards.

A traffic study report was prepared by Sierra Transportation Engineers, Inc. for this proposed development. According to their study, trip generation rates were obtained from the Seventh Edition of the *Institute of Transportation Engineers (ITE) Trip Generation* manual. Sierra Transportation Engineers concluded that the number of trips generated from this proposed development would be less than the 80 peak hour trips and the 500 daily trips threshold for a full traffic engineering study.

As per the Development Standards, each dwelling unit will have two parking spaces for the residents (one in the garage and one in the driveway in a tandem arrangement) and one space per two units for guest parking. There will be no street parking and all parking will be appropriately marked. The guest parking bays are strategically distributed throughout the site to provide convenient parking near intended destinations.

Lighting

Lighting within the development will be limited to down-lighting only to facilitate the dark skies concept with placement along the street frontages in accordance with Development Standards 12.14 to prevent off-site glare. Following the Roadway Lighting Solutions pamphlet from Sierra Pacific Streetlight Service, the project will incorporate standard utility streetlights and/or decorative utility streetlights as appropriate. It is anticipated that the lights will be owned and maintained by Sierra Pacific Power Company.

Signage

The development will include a monument sign nine feet wide and three feet high. The sign will consist of two columns constructed with shingle siding or other durable material over framed columns. The fence portion of the sign will consist of a white vinyl scallop picket fence section hinged to the columns and a white powder coated metal frame with raised letters that say "Newport Village". Approval of this sign is part of the Planned Unit Development approval.

PLANNED UNIT DEVELOPMENT CONCLUSIONS

According to CCMC 17.09.050 Approval or Denial of Application, the approval or denial of a tentative Planned Unit Development plan shall be by minute action and shall set forth the reasons for the approval or for the denial, and in the case of approval, shall set a specific date for the filing of a Final Map. The minutes shall also set forth with particularity in what respects the plan would or would not be in the public interest, including but not limited to, findings of fact, conclusions of law on the following:

- 1. In what respects the plan is or is not consistent with the statement of objectives of the Planned Unit Development ordinance;**

Pursuant to CCMC 17.09.005 Statement of Objectives for Planned Unit Developments:

In order that the public health, safety and general welfare of the residents of Carson City be furthered in an era of increased urbanization, growing demand for housing of all types and desire for attractive commercial and industrial developments, there is enacted an ordinance controlling Planned Unit Developments. The purpose of the ordinance codified in this chapter, in addition to the above, is to encourage more efficient use of the land and of public and private services in Carson City; to reflect the changes in technology of land development so the resulting economies benefit Carson City.

It is the intention of this chapter to produce developments which meet or exceed the city standards of open space, access to light and air, pedestrian and vehicular circulation and produce a variety of land uses which complement each other and harmonize with the existing and proposed land uses in the vicinity. Additionally, this chapter insures increased flexibility of substantive regulations over land development and that is administered in such a way as to encourage land development without undue delay, while controlling development in the best interests of the ecology, economy, public health, safety, morals, and general welfare of the citizens of Carson City.

The development will include four choices of housing, which vary in size and appearance, and are in keeping with the neighborhood use and design. All available plans will be two story houses. This development also includes the required amount of open space as well as amenities such as a "tot lot", sidewalks and benches for the residents. A front porch option will be available to residents. This option will encourage residents to socialize with their neighbors and become part of the community. Staff concludes that, with implementation of the Conditions of Approval, the proposed project will be consistent with the Planned Unit Development ordinance.

2. **The extent to which the plan departs from zoning and Planned Unit Development regulations otherwise applicable to the property, including but not limited to density, size and use, and the reasons such departures are or are not deemed to be in the public interest;**

The applicant has requested variances for the following items:

	STANDARD	PROPOSED
Minimum Lot Area	6,000 square feet/6,500 square feet on corner lots	2,310 square feet
Minimum Lot Width	60 feet	42 feet
Front Setback	20 feet	10 feet
Side Setback	five feet	0 feet/10 feet (zero lot line)
Right-of-Way for private streets	50 feet	34 feet
Center to center driveway spacing	50 feet	42 feet
PUD periphery boundary setback	20 feet	10 feet
Off-street/garage parking spaces	two off-street spaces per unit	Tandem parking (1 garage space/1 driveway space)

The City departments have reviewed the proposed variances and with the Conditions of Approval, and find that the departures shall not harm the public interest.

3. **The purpose, location and amount of the open space in the Planned Unit Development, the reliability of the proposals for maintenance and conservation of the open space and the adequacy or inadequacy of the amount and purpose of the open space as related to the proposed density and type of residential development;**

The Newport Village Development will implement landscaping improvements which include arrangements of outdoor space for human enjoyment and satisfaction, a total of 31% of improved common open space and landscaped areas. The minimum required area for open space is 30%. Therefore, this development exceeds the minimum open space requirement. The arrangement of the open space is such that the open space shall be useable by the tenants of the development. The Homeowner's Association shall maintain the open space

and landscaping.

- 4. A physical design of the plan and in the manner in which such design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, parking requirements, and further the amenities of light and air, recreation and visual enjoyment;**

The proposed Conditions of Approval require that the development made adequate provision for public services, provide adequate control over vehicular traffic, parking requirements, and further the amenities of light and air, recreation and visual enjoyment.

The required guest parking has been satisfied by the applicant. The guest parking is provided throughout the development for the convenience of those parking there. A traffic study was conducted for this project and it was concluded from that study that the number of trips generated is less than the 80 peak hour trips and the 500 daily trips threshold for a full traffic engineering study.

- 5. The relationship, beneficial or adverse, of the proposed Planned Unit Development to the neighborhood in which it is proposed to be established;**

The proposed Planned Unit Development would allow for a mix of housing types and densities within the area. Large single-family residences are located to the east, and the residences to the west and south are generally single-story manufactured housing. The development proposes two-story, single-family homes in a compact, higher density development pattern.

- 6. In the case of a plan which proposes a development over a period of years, the sufficiency of the terms and conditions intended to protect the interest of the public and the residents of the Planned Unite Development in the integrity of the plan.**

The proposed project will include one neighborhood as shown on the tentative map provided, so that no phasing of the project is required.

PUBLIC COMMENTS: Public notices were mailed on August 11, 2006 to 47 adjacent property owners within 300 feet of the subject site pursuant to the provisions of NRS and CCMC. At the writing of this report, one comment has been received in opposition to the proposal because of increased traffic concerns and poor pedestrian crossing markings along College Parkway.

Two members of the public called and asked for information about this development. Both were provided with application information and site maps. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the

meeting on July 26, 2006, depending on their submittal date to the Planning and Community Development Department.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS: The following comments were received from various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Development Engineering: see attached comments.

Building Department: Dwellings constructed at less than three feet to the property line shall be designed in compliance with Section R302, 2003 International Residential Code (fire resistive construction, no openings, etc.).

Fire Department:

- Emergency access gate shall have a Carson City Fire Department approved security access lock box such as a Knox box for gate access.
- Turf block construction shall meet the load requirements for fire apparatus access and egress.

Health Department: As of this date the Health Department has no objections to this project as it has been explained in the submitted plans.

State of Nevada Division of Environmental Protection, Bureau of Safe Drinking Water: Recommends approval of this project.

- This is not a comprehensive review and is intended for information only. Please contact the Fire Department for further assistance.

FINDINGS FOR A TENTATIVE PLANNED UNIT DEVELOPMENT:

Staff recommends approval of the Tentative Subdivision Map based on the findings below and in the information contained in the attached reports and documents, pursuant to CCMC 17.05 (Tentative Maps); 17.07 (Findings) and NRS 278.349, subject to the recommended conditions of approval, and further substantiated by the applicant's written justification.

- 1. The project complies with applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, water supply, and sewage disposal.**

Sewer and water infrastructures were analyzed by Carson City. According to comments from Jeff Sharp with the Development Engineering Department, the development is required to comply with all applicable environmental and health laws concerning water and air pollution and disposal of solid waste. The development will be served by the Carson City Community Water System and the Carson City Wastewater Collection System.

The Health Department indicated that they have no objections to the project as submitted for the conceptual plan review. The project will connect to City-owned water and wastewater utilities. Best management practices will be employed during construction. Solid waste disposal is available through Capital Sanitation.

The conditions of approval ensure compliance with applicable environmental health laws, including those required by NDEP as well as Carson City Development Services.

2. Adequate water that meets applicable health standards is available in sufficient quantity to serve the subdivision.

The applicant states that the project will connect to City-owned water utilities, and the water supply should meet applicable health standards and should be sufficient in quantity for the reasonable foreseeable needs of the subdivision.

According to comments from Jeff Sharp with the Development Engineering Department, water supplied to the development will meet applicable health standards. Neither Carson City's water supply nor wastewater treatment capability will be exceeded by final approval of this development.

3. Adequate utilities are available and accessible to serve the subdivision.

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. According to comments from Jeff Sharp with the Development Engineering Department, all other utilities are available in the area to serve this development.

4. Adequate public services such as schools, police protection, transportation, recreation and parks are available and accessible to serve the subdivision, including adequate availability and accessibility of water and services for the prevention and containment of fires.

As stated in the information provided by the applicant, transportation facilities (including roads) will be required to be constructed to allow for the proposed development.

The Carson City School District has provided comments to the applicant that the District already has one or two high school, middle school and elementary school bus stops within one block of the proposed development. There are sufficient bus stops adjacent to the project site such that there will not be a need for an additional bus stop inside the development. This project will be served by Fremont Elementary School, Carson Middle School, and Carson High School.

Jump Around Carson public transit routes 2A and 2B are within the project vicinity, and Centennial park is located to the northeast of the property.

The project represents residential growth in the City that can be anticipated to continue and public services need to be increased to meet the growth demand.

5. Adequate access to public lands is provided where the proposed subdivision is adjacent to public lands.

The proposed Planned Unit Development is adjacent to the Carson City Airport, which is considered public land. However, access to the airport does not apply.

6. The subdivision conforms with the zoning ordinance and master plan.

With the recommended conditions of approval, the subdivision will comply with the requirements of the zoning ordinance and master plan. The applicant has provided staff a Master Plan Policy Checklist that states that the proposed Planned Unit Development Tentative Map meets the following goals and policies of the master plan:

Goal: Chapter 3: A Balanced Land Use Pattern

Policy: 1.1d, Municipal Code 18.12

Policy 1.5d: Located to be adequately served by city services including fire and sheriff services, and coordinated with the School District to ensure the adequate provision of schools.

Policy 2.2a, 9.1a: Provide a variety of housing models and densities within the urbanized area appropriate to the development size, location and surrounding neighborhood context.

Policy 3.3d, e: Sited outside the primary floodplain and away from geologic hazard areas or follow the required setbacks or other mitigation measures.

Land Use table descriptions: Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development.

Goal: Chapter 4: Equitable Distribution of Recreational Opportunities

Policy 4.1b, c: Provide park facilities commensurate with the demand created and consistent with the City's adopted standards.

Policy 4.3a: Consistent with the Open Space Master Plan and Carson River Master Plan.

Goal: Chapter 6: Livable Neighborhoods and Activity Centers

Policy 6.1b: Promote variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards.

Policy 6.2a, 9.3b, 9.4a: Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods.

Goal: Chapter 7: A Connected City

Policy 11.2b: Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit.

Policy 12.1a, c: Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan.

7. The subdivision generally conforms with the City's Streets and Transportation Element.

Prior to submittal of any final map or parcel maps, Development Engineering shall approve all on-site and off-site improvements which are to be in conformance with the City's Streets and Transportation Element of the City's Master Plan. According to comments from Jeff Sharp with the Development Engineering Department, the proposed streets within and extending to the development are consistent with the Carson City Transportation Plan.

8. The subdivision will have little or no detrimental effect on vehicular or pedestrian traffic and adequate public streets are provided to serve the subdivision.

The applicant has evaluated the vehicle traffic impacts which are expected to result from the project. Sierra Transportation Engineers (STE) prepared a traffic study for the Newport Village project. Trip generation rates were obtained from the Seventh Edition of the Institute of Transportation Engineers (ITE) Trip Generation manual. For Newport Village, STE used Land Use: 210, which represents single-family detached housing. The project is expected to generate approximately 412 daily trips, with 32 in the AM peak hour and 43 in the PM peak hour. Based on Division 12 of the Carson City Development Standards, the number of trips generated is less than the 80 peak hour trips and the 500 daily trips thresholds for a full traffic engineering study.

Adequate access and streets are provided to serve the development. According to comments from Jeff Sharp with the Development Engineering Department, in general, the development will not cause adverse impacts to the existing street system.

9. The subdivision will have little or no detrimental effect on physical characteristics of the land such as flood plain, earthquake faults, slope, and soil.

A conceptual drainage analysis was provided by the applicant. The drainage analysis was conducted by Quad Knopf and dated July, 2006 outlining and delineating the flood plain areas.

A preliminary geotechnical investigation report was provided by the applicant. The geotechnical report was conducted by Black Eagle Consulting, Inc. and dated June, 2006. All applicable federal, state and local regulations must fully be complied with by development of the property.

According to comments from Jeff Sharp with the Development Engineering Department, the physical characteristics of the area do not preclude the development as proposed. The project is not located within a floodplain. There are no steep slopes (>15%) on the site.

- 10. The recommendations of applicable State agencies and the School District have been incorporated into the conditions of approval.**

The requirements of NDEP have been incorporated into the tentative map conditions of approval. The applicant must comply with all state agency requirements prior to approval of the final subdivision map.

Transportation will be provided to the applicable, zoned schools in accordance with Carson City School District policies and regulations.

Two on-site bus stops have been incorporated in the site planning of the proposed project.

- 11. Existing and/or proposed recreation and trail easements are adequate to serve the proposed development.**

The proposed development is relatively small in scale and meets the open space requirements for Planned Unit Developments.

FINDINGS FOR A ZONING MAP AMENDMENT

Staff recommends approval of the Zoning Map Amendment based on the findings below and in the information contained in the attached reports and documents, pursuant to CCMC 18.02.075 (Zoning Map Amendments), subject to the recommended conditions of approval, and further substantiated by the applicant's written justification.

- 1. The proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.**

Policy 1.1b: Urban Service Area

The project site is in an existing urban area served by urban utilities.

Policy 1.5d: Coordination of Services

Since the project site is an existing urban area served by city services, provision of these services to the site will be adequate. The conceptual map was distributed to the relevant service departments and other governmental organizations, and feedback was submitted.

Policy 2.1a: Range of Land Use Opportunities

The Zoning Map Amendment will not diminish the range of uses within the area—MH6 is consistent with the MDR land use designation and will allow additional residential density.

Policy 2.1d: Land Use Friction Zones

The rezoning will not create a "friction zone" between land uses—the residential project is surrounded by existing residential uses.

Policy 3.3d: Floodplain and Hazard Area Development

The project site is outside of the 100-year floodplain

Policy 3.3e: Geologic Hazards

There are no identified earthquake faults onsite.

Land Use Designation—Zoning

The proposed MH6 zoning is consistent with the MDR land use designation.

Land Use Designation—Location Criteria

The project site is in an urbanized area of the City and is bounded by East Nye Lane (minor collector) and College Parkway (minor arterial).

Policy 4.3a—Open Space Master Plan

The project site is not located in or near a designated Open Space area, nor does it contain significant natural, visual or cultural features that warrant protection. It is not on the Carson River, and it does not contain hillsides, ranch lands, significant wildlife habitat or trail corridors.

Policy 5.1j—Housing Mix

The rezoning would allow an increased density development targeted at affordable and workforce housing levels. The applicant states that the City strongly supports increased housing opportunities at these income levels.

Development of the proposed planned unit development will allow the site, which is currently under utilized, to be enhanced with a variety of quality homes. The project's building elevations and landscape design will enhance the visual quality and character of the area.

Since the project site is essentially an infill parcel, development of the project will not require expensive extension of infrastructure. Development of the project and appurtenant improvements will result in improved conditions for residents in the area (e.g. sidewalk along East Nye Lane, reduced noise from traffic on College Parkway), which would likely benefit property values.

Policy 6.2a: Neighborhood Compatibility

Policy 9.3b: Compatibility of Infill and Redevelopment

The project has been designed in a manner that minimizes impacts on and is compatible with the existing neighborhood as follows:

- The project proposes ten-foot rear yard setbacks which, when combined with the rear yards of the lots to the west along Dale Drive, provide substantial separation between

the existing and proposed residences.

- A six-foot wood fence will be installed on the western property boundary in order to provide separation between the existing and proposed residences.
- Garages are oriented internal to the development and away from the residences to the west.
- A walking path will direct residences to the southeast corner of the site away from existing residences and onto the existing sidewalk along College Parkway.
- The existing drainage situation will generally be perpetuated and will be detained/retained on-site per City requirements, so the project will not result in adverse offsite drainage impacts.
- The project's open space areas include a tot lot and other recreational facilities (e.g., walking paths, benches, and barbeque/picnic area).

Policy 9.1a: Mix of Housing Types

The rezoning would allow for a mix of housing types and densities within the area—large single-family residences are located to the east, and the residences to the west and south are generally single-story manufactured housing. The proposed project will consist of two-story, single-family homes in a compact, higher density development pattern.

Policy 11.2b: Transit Supportive Development

The project promotes a higher density, transit-supportive development pattern along College Parkway and East Nye Lane. Jump Around Carson routes 2A and 2B are located within the project vicinity.

Policy 12.1c: Section-by-Section Implementation

The project includes on-site sidewalks and a connection to the adjacent sidewalk along College Parkway.

- 2. The proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.**

The residential development to the south is located on land with the same zoning designation requested in this application (MH6). The proposed homes are single-family detached units like all of the surrounding residential uses. Development of the project and associated improvements will result in improved conditions for residences in the area (e.g., sidewalk along East Nye Lane, reduced noise from traffic on College Parkway), which would likely benefit property values. The project could be considered as a way to beautify the neighborhood. In particular, the project's building elevations and landscape design will enhance the visual quality and character of the area.

The existing masonry wall along College Parkway will be extended along the eastern property boundary so that traffic noise impacts on the proposed residences will be minimized. A six-

foot wood fence will be installed on the western property boundary in order to provide separation and screening between the existing and proposed residences.

- 3. The proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.**

Drainage is adequate in the area to support the density that may occur with the rezoning. Drainage will be accommodated through surface runoff, an appropriately designed storm drain system, and on-site detention/retention.

The water supplies in the area are adequate to meet the project's water needs without degrading the supply and quality to others. The project will be on the City's water system. As documented in the fire flow analysis conducted by the City, there is sufficient water pressure. The City Utilities Engineer also stated to the applicant that he is not aware of any problems with the existing system that might require replacement.

Adequate means of access are available to serve the site since it is bordered by College Parkway and East Nye Lane. A full-access entry into the site is proposed from East Nye Lane and a dedicated emergency vehicle access is proposed from College Parkway in the unlikely event that the Nye Lane entrance is not available.

FINDINGS FOR A SPECIAL USE PERMIT

- 1. The proposed use will be consistent with the objectives of the Master Plan elements.**

Goal 6: Promote High Quality Development

Policy 6.1a: Durable Materials: Require the use of durable, long-lasting building materials for all new development.

According to the applicant, the Newport Village Model Homes will provide an example of the quality construction the development will contain as a whole. The materials will be long-lasting and durable and meet all construction standards for building a sustainable development. The model homes will be two of the four available floor plans. The project flags are meant to enhance the property by providing an inviting sales environment.

Policy 6.1b: Neighborhood Design: Promote variety and visual interest in the design of new neighborhoods through the incorporation of varied lot sizes, building styles and colors, garage orientation, and other features, as consistent with the land use policies contained in Chapter 3 of this Plan.

The applicant states that the model homes will emphasize the intended look and feel of the

new community. The building will incorporate the features that will be available for interested parties to explore. The floor plans available will include the variety of building styles and colors available for purchase. The model home will incorporate the unique features of the project, such as tandem garages and landscaped front yards. The signage will consist of flagging used to draw attention to the on-site sales office and allow interested parties the ability to view an actual home prior to buying. This will provide the future residents a central location for all operations concerning the purchase of their future home.

Policy 6.1c: Variety and Visual Interest: Promote variety and visual interest in the design on new development through the incorporation of well-articulated building facades, clearly defined entrances and pedestrian connections, landscaping, and other features as consistent with the City's Development Standards.

The model homes will incorporate the visually interesting design the project promotes. The front yard will be landscaped to show appearance of the completed development. Sidewalks are provided throughout the site. The models will enhance the buying experience for future residents.

Policy 6.2a: Neighborhood Compatibility: Ensure that infill and redevelopment is of a scale and character that is compatible with and enhances the surrounding development context through the use of appropriate height and density transitions, similar setbacks and lot coverage, garage and loading area location and configuration, connectivity to surrounding development, and other neighborhood specific design considerations.

The location of the model homes will give a distinct perspective of what the finished development will look like. The models placement will not interfere with the surrounding neighborhoods and will keep regular business hours. The buildings are designed to tie into the existing vertical and horizontal perspectives that already exist within the neighborhood.

- 2. The proposed use will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood.**

According to the applicant, the model homes will not hurt the surrounding properties as they will be situated on two lots not directly interfering with the surrounding neighbors. The model homes will be constructed in such a way as to minimize the noise, dust, and other construction interferences with the surrounding land uses. All uses are anticipated to be contained within the home involving the display of interior and exterior features and sales contracting.

The homes will display typical amenities available to the future residents. Typical housing elements will be constructed and only the proposed flags will designate the homes as sales offices. The adjacent parking bays will be used for visitors to the model homes.

The number of sales people on-site will be one to two persons and the office will be open based on demand. Intended hours of operation will be regular business hours; approximately 8am-6pm. The model homes/on-site sales office will be used for the duration of the development and then sold upon completion and final sale of the lots. The exact time frame is dependent on the market and is not known at this time.

- 3. The proposed project will have little or no detrimental effect on vehicular or pedestrian traffic.**

The model homes will not affect pedestrian or vehicular traffic in a negative way. The models will use existing road development for the project as well as parking bays that will be incorporated into the development. No additional walkways or traffic lights will be needed.

- 4. The proposed project will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.**

The applicant states that the model home will have no impact on the Carson City School District or the Sheriff's office. The surface drainage will be compatible with that of the proposed residential impact. The homes will be built to the same specifications as that of the remainder of the development.

The model homes will also contribute less sewer usage than an ordinary residence as they will be used as temporary sales offices.

No additional street improvements outside of those proposed for the development will be needed. The model homes will use the proposed streets and parking areas.

- 5. The proposed project meets the definition and specific standards set forth elsewhere in this Title for such particular use and meets the purpose statement of that district.**

The purpose of the MH6, MH12, or MH1A Districts is to establish subdivision lots primarily for mobilehomes. The MH6, MH12, and MH1A Districts are consistent with the policies of the Mobilehome Residential category of the Master Plan.

- 6. The project will not be detrimental to the public health, safety, convenience and welfare.**

Conditions of approval have been required to mitigate adverse impacts on adjacent residences. These conditions include the limitation of the hours of operation and the removal of the flagpoles and flags. The public at large will benefit from well established and regulated model homes and office facilities, the orderly demonstration of the model homes, and

convenience of the sales office.

- 7. The project will not result in material damage or prejudice to other property in the vicinity, as a result of the proposed mitigation measures.**

Short and long range benefits to the people of Carson City involve the generation of increased tax value of the properties to be improved by the construction of new homes in the neighborhood. The proposal will have limited hours of operation and number of vehicular trips to the site. Once constructed, impacts on adjacent residential areas will be minimal.

Other properties in the vicinity may use the Special Use Permit process for the review of similar activities, so approval of this project will not prejudice other property in the vicinity.

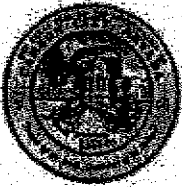
Respectfully submitted,

PLANNING DIVISION

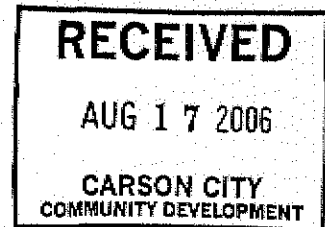


Heidi Eskew-Herrmann
Assistant Planner

Attachments



MEMORANDUM



DATE: August 17, 2006
TO: Heidi Eskew-Herrmann – Planning
FROM: *JS* Jeff Sharp – Engineering
RE: TPUD 06-143 Newport Village
Engineering Text for Planning Commission Staff Report

The following text is offered for inclusion in the Planning Commission staff report for the above referenced land use proposal:

GENERAL: The Engineering Division has considered the elements of NRS 278.349, the Carson City Municipal Code and the Carson City Development Standards in its review of the tentative map described above.

This recommendation for 'approval with conditions' from the Engineering Division is based on conceptual level analysis that indicates the development as proposed will currently meet or will meet with concurrent improvements, prior to final map approval, Nevada Revised Statutes, the Carson City Municipal Code and the Carson City Development Standards. With the request for final approval of any and all phases, detailed engineering analysis addressing the following issues and recommending system improvements will be submitted to the Engineering Division.

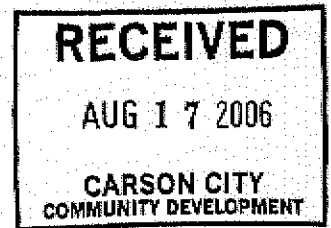
FINDINGS: The Conceptual Findings by the Engineering Division are:

(a) *Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;*

The development is required to comply with all applicable environmental and health laws concerning water and air pollution and disposal of solid waste. The development will be served by the Carson City Community Water System and the Carson City Wastewater Collection System.

(b) *The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision;*

Water supplied to the development will meet applicable health standards. Neither Carson City's water supply nor wastewater treatment capability will be exceeded by final approval of this development.



(c) The availability and accessibility of utilities;

All other utilities are available in the area to serve this development.

(d) General conformity with the governing body's master plan of streets and highways;

The proposed streets within and extending to the development are consistent with the Carson City Transportation Plan.

(e) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;

In general, the development will not cause adverse impacts to the existing street system.

(f) Physical characteristics of the land such as floodplain, slope and soil.

The physical characteristics of the area do not preclude the development as proposed. The project is not located within a floodplain. There are no steep slopes (>15%) on the site.

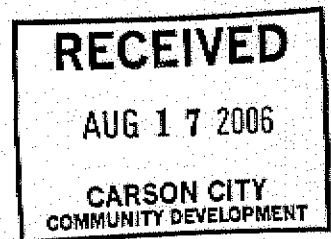
RECOMMENDATION: If the tentative map is approved, the Engineering Division has the following recommended conditions of approval for the project:

A. Specific Revisions to the Tentative Map:

1. The revised map shall be reviewed and signed by the Planning Director and City Engineer.

B. Specific Conditions to be included in the Design of the Improvement Plans:

1. Street lighting is required along all frontages in accordance with Carson City Development Standards (CCDS) 12.14.
2. The sound wall along College Parkway should be designed to look identical to the existing sound wall. The wall design calculations and plans will need to be submitted to the Building Department for separate permit. Wall details should not be shown on the Civil Engineering plans in order to avoid confusion with the Building Permit plans.
3. In accordance with CCDS 12.10 and 12.11.10, pavement sections shall be based on subgrade strength values determined by Resistance (R) Value or California Bearing Ratio (CBR) as shown in the Soils Engineering Report. Refer to CCDS Division 17 for soils report requirements. In no case shall the proposed pavement section be less than the minimum section prescribed in standard drawing C-1.11.
4. Storm drainage facility improvements shall be designed in accordance with CCDS Division 14. A Technical Drainage Study is required with submittal of Improvement Plans in accordance with CCDS 14.9 through 14.10.
5. On site storm runoff detention shall be sized to limit flows from a 5-year storm (Q5) to



their predeveloped condition, in accordance with CCDS 14.1.8.

6. In accordance with CCDS 15.3 water mains shall be analyzed to determine system capability to provide adequate flows and pressures, and sewer mains shall be analyzed to determine system capability to provide capacity for the ultimate tributary population. These analyses shall be prepared by qualified Nevada Civil Engineers.

C. Conditions to be Completed Prior to Submitting for Construction Permit or Final Map

1. Final improvement plans for the development shall be prepared in accordance with CCDS Division 19 and the Standard Specifications and Details for Public Works Construction, as adopted by Carson City.
2. 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.

D. General Conditions

1. 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 engineer's 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 engineer's estimate to secure the Developers obligation to repair defects in workmanship and materials which may appear in the work within one year of acceptance by the City.

DISCUSSION BULLETS: The following discussion is offered within Engineering Division areas of purview relative to the proposed PUD:

- A sewer main extension of approximately 70 feet in length is necessary along Nye Lane to serve the site.
- Storm drainage is proposed to infiltrate on site and/or drain to the existing system in Nye Lane and College Parkway.
- The project has proposed curb, gutter and sidewalk improvements along the Nye Lane frontage.
- An extension of the existing sound wall is proposed along the College Parkway frontage to within approximately 120 feet of the intersection with Nye Lane.
- On site improvements including parking lots and landscaping will be maintained by the homeowner's association.

**PUBLIC WORKS
DEPARTMENT**

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

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

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

■ **OPERATIONS**
(Water, Sewer, Wastewater,
Streets, Landfill, Environmental)
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fcx 775-887-2112

■ **TRANSPORTATION/
CAPITAL PROJECTS**
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fcx 775-887-2112

**DEVELOPMENT
SERVICES**

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

■ **DEVELOPMENT ENGINEERING**
2621 Northgate Lane, Suite 54
Carson City, NV 89706-1319
Ph: 775-887-2300
Fcx 775-887-2283

■ **PLANNING**
2621 Northgate Lane, Suite 62
Carson City, NV 89706-1319
Ph: 775-887-2180
Fcx 775-887-2278

CARSON CITY NEVADA
Consolidated Municipality and State Capital



MEMORANDUM

TO: Community Development Department

FROM: Kevin Gattis, Chief Building Official

DATE: July 26, 2006

SUBJECT: Planning commission Applications

1. ZMA-06-137, No comments
2. ZCA-06-138, No comments
3. MPA-05-254, No comment
4. MPA-05-255, No comment
5. ZMA-06-125, No comment
6. MPA-06-139, No comment
7. ZMA-06-113, No comment
8. VAR-06-115, No comment
9. VAR-06-134, No comment,
10. ZMA-06-142, TPUD-06-143, Dwellings constructed @ less than 3' to the property line shall be designed in compliance with Section R302, 2003 International Residential Code (fire resistive construction, no openings, etc.).
11. ZMA-06-144, No comment
12. SUP-06-149, VAR-06-150, TSM-06-151, Dwellings constructed @ less than 3' to the property line shall be designed in compliance with Section R302, 2003 International Residential Code (fire resistive construction, no openings, etc.).
13. ZMA-06-145, TPUD-06-146, AB-06-147, The submittal received does not reflect exterior landings, porches, cantilevers, etc.. If the property line is to be the foot print of the structure, it shall accurately follow all components of the structure.

RECEIVED

JUL 26 2006

CARSON CITY
COMMUNITY DEVELOPMENT

RECEIVED

JUL 31 2006

CARSON CITY
COMMUNITY DEVELOPMENT**MEMORANDUM**

DATE: July 28, 2006

TO: Planning and Community Development
Jennifer Pruitt
Jeannette Jensen
3860 E. Nye Lane

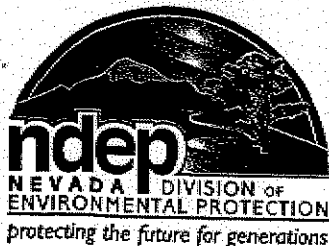
FROM: Bruce Van Cleemput Assistant Chief/ Fire Marshal

SUBJECT: ZMA-06-142 TPUD-06-143 3860 E. Nye Lane

We have reviewed the aforementioned project and have the following comments:

- Emergency access gate shall have a Carson City Fire Department approved security access lock box such as a knox box for gate access.
- Turf block construction shall meet the load requirements for fire apparatus access and egress.

This is not a comprehensive review and is intended for information only. If you need additional assistance, please contact our office.



STATE OF NEVADA

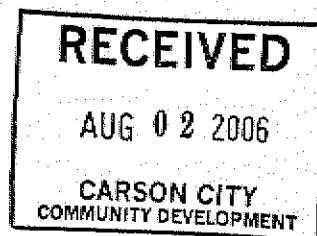
Department of Conservation & Natural Resources
DIVISION OF ENVIRONMENTAL PROTECTION

Kenny C. Guinn, Governor

Allen Biaggi, Director

Leo M. Drozdoff, P.E., Administrator

July 31, 2006



Walter Sullivan
Carson City Planning & Community Development
2621 Northgate Lane Suite 62
Carson City NV 89706

**RE: TENTATIVE MAP: NEWPORT VILLAGE PLANNED UNIT DEVELOPMENT
(43 Lots)**
In reply, please refer to plan review number (CC-2547-06RPD)D

Dear Mr. Sullivan:

The Nevada Division of Environmental Protection, Bureau of Safe Drinking Water, has reviewed the above-referenced tentative subdivision map, and cannot recommend approval at this time because the application is incomplete or deficient. The following information or activity is requested of the developer or the developer's engineer/surveyor:

1. Please provide "will serve" or "intent to serve" letters from the water and wastewater utilities.

Please call me at (775) 687-9528 should you have any questions or comments regarding this correspondence.

Sincerely,

Rich Drew
Public Health Engineer
Bureau of Safe Drinking Water

cc: Jim Balderson Supervisor Safe Drinking Water Engineering
Doug Zimmerman Chief Bureau of Safe Drinking Water
ASCEND 2006 LLC c/o Jim Kiernan Northern Nevada Title 512 N Division Street
Carson City NV 89703
Jeanette Jensen 3860 E Nye Lane Carson City NV 89706
David Pearson Quad Knopf 9600 Prototype Court Reno NV 89521





CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMO TO: Major Project Review Committee
Heidi Eskew-Herrmann, Assistant Planner, Carson City

FROM: Teresa Hayes, Environmental Health Specialist

DATE: August 1, 2006

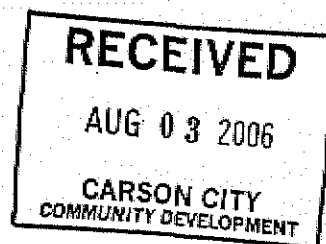
SUBJECT: TPUD 06-143
Location: College Parkway/Graves Lane
APN: 008-192-69
Owner/Applicant: Jeannette M. Jensen
Brief Description of Project: Newport Village

As of this date the Health Department has no objections to this project as it has been explained in the plans submitted to us.

Should there be any changes to the plans please contact us immediately.
Any questions or comments please contact Teresa Hayes at 887-2190 ext 1316.

Thank you

Teresa Hayes



HEALTH DEPARTMENT

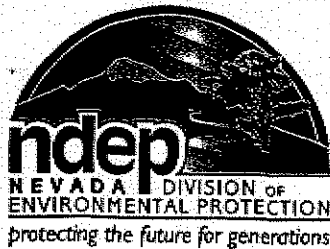
3303 BUTTI WAY, BUILDING #1 • CARSON CITY, NEVADA 89701

Consumer Health
(775) 887-2190
Fax: (775) 887-2248

Code Enforcement
(775) 887-2190
Fax: (775) 887-2248

Human Services
(775) 887-2110
Fax: (775) 887-2248

Animal Services
3770 Butti Way
(775) 887-2171
Fax: (775) 887-2128



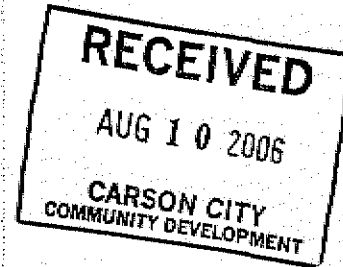
STATE OF NEVADA

Department of Conservation & Natural Resources
DIVISION OF ENVIRONMENTAL PROTECTION

Kenny C. Guinn, Governor
Allen Biaggi, Director

Leo M. Drozdoff, P.E., Administrator

August 8, 2006



Walter Sullivan
Carson City Planning & Community Development
2621 Northgate Lane Suite 62
Carson City NV 89706

**RE: TENTATIVE MAP: NEWPORT VILLAGE PLANNED UNIT DEVELOPMENT
(43 Lots)**
In reply, please refer to plan review number (CC-2547-06RPD)A

Dear Mr. Sullivan:

The Nevada Division of Environmental Protection, Bureau of Safe Drinking Water, has reviewed the above-referenced tentative subdivision map, and recommends approval.

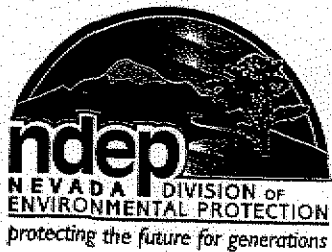
Please call me at (775) 687-9528 should you have any questions or comments regarding this correspondence.

Sincerely,

Rich Drew
Public Health Engineer
Bureau of Safe Drinking Water

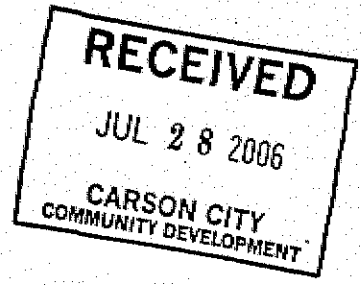
cc: Jim Balderson Supervisor Safe Drinking Water Engineering
Doug Zimmerman Chief Bureau of Safe Drinking Water
ASCEND 2006 LLC c/o Jim Kiernan Northern Nevada Title 512 N Division Street
Carson City NV 89703
Jeanette Jensen 3860 E Nye Lane Carson City NV 89706
David Pearson Quad Knopf 9600 Prototype Court Reno NV 89521





STATE OF NEVADA
Department of Conservation & Natural Resources
DIVISION OF ENVIRONMENTAL PROTECTION

Kenny C. Guinn, Governor
Allen Biaggi, Director
Leo M. Drozdoff, P.E., Administrator



July 26, 2006
WALTER A. SULLIVAN
COMMUNITY DEVELOPMENT DEPARTMENT
2621 NORTHGATE LANE SUITE 62
CARSON CITY NV 89701

Re: Tentative Map
Newport Village
43 lots in Carson City

Dear Mr. SULLIVAN:

The Division of Environmental Protection has reviewed the above referenced subdivision and recommends approval of said subdivision with respect to water pollution and sewage disposal, provided that Carson City commits to provide sewage service to said subdivision.

Please be advised that inclusion under the Nevada Division of Environmental Protection Construction Stormwater General Permit is also required for any project involving land disturbances of one or more acres. If the above-referenced subdivision falls in this category, a stormwater authorization letter must be obtained from this Division prior to commencement of land-disturbing activities at the site. To apply for permit coverage, a Notice of Intent must be submitted along with a \$200 filing fee. For further details regarding this requirement, please contact Mr. Cliff Lawson of NDEP at (775) 687-9429.

Sincerely,

Steve McGoff, P.E.
Technical Services Branch
Bureau of Water Pollution Control

cc:
RICH DREW Nevada Division of Environmental Protection, Bureau of Safe Drinking Water, 901 South Stewart Street Carson City 89701
Engineer: QUAD KNOFF 9600 Prototype Ct Reno, NV 89521
Developer Name: ASCEND 2006 LLC 512 N Division St Carson City, NV 89703

Control No. 8323



My concern is the increased traffic that will be generated trying to get onto or across College Parkway, especially at the peak commute hours. And then there's the fact that East Nye Lane from Airport Road to College Parkway is narrow and without sidewalks most of the way. Additional traffic will cause a real problem for pedestrians, children especially, who walk this street.

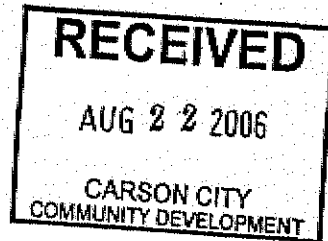
Although College Parkway is signed for pedestrian traffic at this intersection, the crosswalk markings need to be improved. The police department does a fairly good job of patrolling College Parkway, but at commute times hardly anybody stops for pedestrians, and drivers tend to exceed the 35 m.p.h. posted speed limit.

In conclusion, I think this is possibly a public safety issue that needs to be addressed in your considerations of the zoning change.

Thank you.

Kathleen Arvey Thompson
3941 East Nye Lane

P.S. It would also be really nice if the property developers could save some of the mature landscaping on that acreage. I've watched it grow for almost 35 years, and it would be a shame to see all of it bulldozed down.



DRAFT

ORDINANCE NO. _____

BILL NO. _____

AN ORDINANCE AFFECTING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM MOBILE HOME 12,000 (MH12) TO MOBILE HOME 6,000-PLANNED UNIT DEVELOPMENT (MH6-P), ON PROPERTY LOCATED AT 3860 EAST NYE LANE, APN 008-192-69, A TOTAL OF APPROXIMATELY 5.4 ACRES, LOCATED WEST OF COLLEGE PARKWAY AND NORTH OF EAST NYE LANE AND OTHER MATTERS PROPERLY RELATED THERETO.

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAINS:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Number 008-192-69, on property located at 3860 East Nye Lane, Carson City, Nevada, was duly submitted by the Carson City Planning Division in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The requested change will result in the zoning designation of the subject parcel being changed from Mobile Home 12,000 (MH12) to Mobile Home 6,000-Planned Unit Development (MH6-P). On August 30, 2006, the Planning Commission voted ayes, nay and to recommend to the Board of Supervisors _____ of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in keeping with the objectives of the Master Plan, that the Amendment would be beneficial and not detrimental to the immediate vicinity, that the community as a whole would receive merit and value from the change, that adequate consideration for surrounding properties has been made, and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section

18.02.075(5), the zoning map of Carson City is amended for Assessor's Parcel Number 008-192-69, a total of approximately 5.4 acres, changing the zoning designation from Mobile Home 12,000 (MH12) to Mobile Home 6,000-Planned Unit Development (MH6-P), as shown on Exhibit "A."

In the event the final map(s) related to the Planned Unit Development are not recorded or if the Planned Unit Development project is withdrawn, the zoning map of Carson City will reflect the previous zoning district(s) as noted above.

PROPOSED this ____ day of _____, 2006.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2006.

VOTE:AYES:

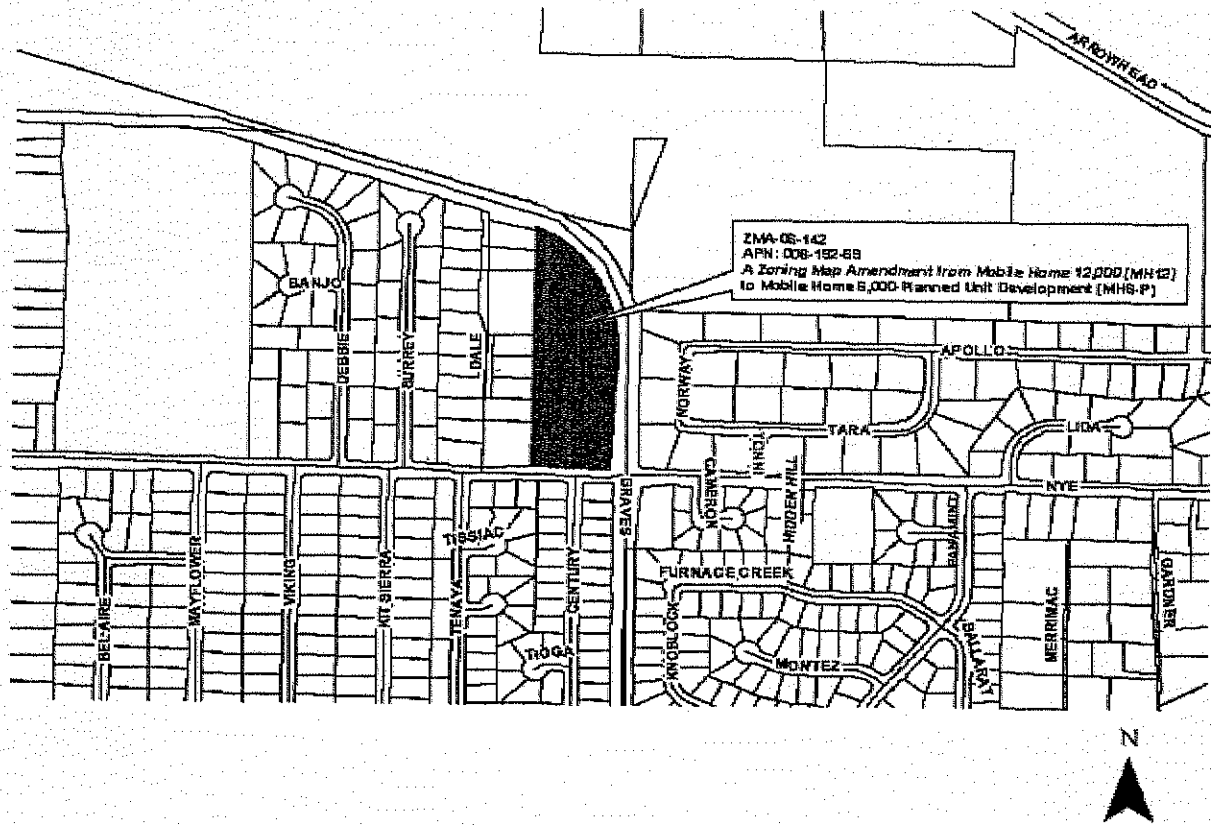
NAYS:

ABSENT:

MARV TEIXEIRA, Mayor

ATTEST:

EXHIBIT "A"



G-10
TPUD-06-143



123 West 2nd Street
Carson City, NV 89703
Business (775) 883-8500
Fax (775) 882-6932
www.cbbestsellers.com

BEST SELLERS

August 29, 2006

Heidi Eskew-Herrmann
Carson City Planning Department

RE: Newport Village PUD

Dear Heidi,

In regards to the items before the Carson City Planning Commission on August 30, 2006, we, as professional REALTORS®, would like to extend our full support of the Newport Village PUD.

This would provide a tremendously positive impact on the availability of housing for our community, which has been a huge void in our market. The dream of home ownership has become almost unattainable for many with increased prices in the last five years, and this project is a perfect solution. It will greatly improve both the areas surrounding the project, as well as increase our affordable housing inventory.

We would greatly appreciate the Planning Commission consideration and approval of this project, as it would be a benefit for Carson City.

Sincerely,

Coldwell Banker Best Sellers

[Handwritten signature]
Bob Franklin

Barbara Rainey
Janne Ramsey
Carol Miller

Barbara Duchane
Carole McLean
Kathleen
Sandi Smith
Christie

[Handwritten signature]
Marianne Rowland
[Handwritten signature]
Peter Dieck
[Handwritten signature]
A. Bookwala
Howard H. Tooley

Laura Barfi
Kathy Jatro
Gay Burns

[Handwritten signature]
Diane Wilson
Red DeB
Joan Zadny



Each Office Is Independently Owned And Operated.

