

Rob Bauter – not enough parking. Lives near property. The 40 and 50 unit proposal with 180 parking spaces, this is a major parking issue-not enough. Steve Hartman was one of the original instigators of the project and is very credible.

Pam Bauter – 3480 GS Richards Blvd resident. When she first heard of the project she heard it would be a high-end condo project. High-end apartments complex have garages. Is a garage considered a carport or enclosed? This is not a high-end apartment project. This is not what was originally represented.

Jim Cavilia – on behalf of the Julius and Joanne Ballardini. Concern is with the process and this departure; should be modification to PUD.

Rob McFadden – businesses in nearby “K-Mart” center, support this development (based on his survey of these businesses). This project makes it more attractive.

Matt Thomas – just graduated college. Works in Carson City. This type of apartment interests him. Hasn’t experienced parking problems in other apartments where he has lived.

APPEAL PROCESS MENTIONED AS PART OF THE RECORD

MOTION WAS MADE TO APPROVE WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT

MOVED: Salerno SECOND: Sattler PASSED: 5 /AYE 2 /NO /ABSTAIN /ABSENT

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 30, 2015

FILE NO.: SUP-15-077

AGENDA ITEM: F-6

STAFF AUTHOR: Susan Dorr Pansky, AICP
Planning Manager

REQUEST: To consider a request from Jeff Frame (property owners: Mark Turner and Sean Richards) for a Special Use Permit to allow multi-family apartments in a Retail Commercial (RC) zoning district on property zoned Retail Commercial – Planned Unit Development (RC-P).

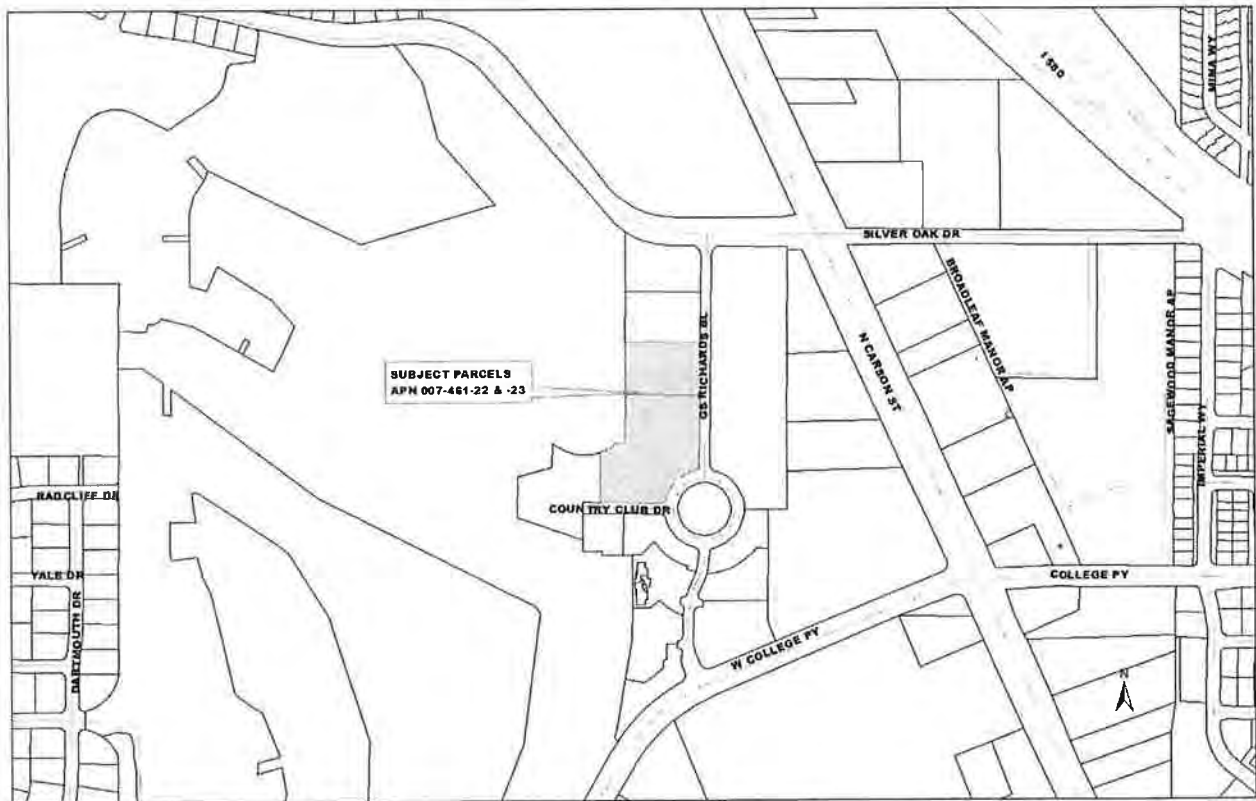
APPLICANT: Jeff Frame, Frame Architecture

OWNER: Mark Turner and Sean Richards

LOCATION: GS Richards Blvd.

APNs: 007-461-22 and 007-461-23

RECOMMENDED MOTION: “I move to approve SUP-15-077, a Special Use Permit request to allow multi-family apartments in a Retail Commercial zoning district on property zoned Retail Commercial – Planned Unit Development, located on GS Richards Blvd., APNs 007-461-22 and -23 based on the findings and subject to the conditions of approval contained in the staff report.”



RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The use for which this permit is approved shall commence within 24 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.
5. The applicant shall provide landscaping for the property in compliance with Carson City Development Standards, Division 3 – Landscaping.
6. A minimum of six feet of landscaping along GS Richards Blvd. and Country Club Drive is required. Along GS Richards Blvd., staff will accept a cumulative width of six feet on either side of the 10 foot sidewalk.
7. The applicant shall place the proposed site obscuring fence a minimum of 30 feet away from the back-of-curb along the adjacent streets and shall provide landscape screening including trees adjacent to the fence to the satisfaction of the Planning Division.
8. The applicant shall enter into and record an agreement with the adjacent Silver Oak Golf Course property owners that allows the snow removal storage for the proposed development to occur on the golf course property.
9. The project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
10. The applicant shall submit proposed signage to the Planning Division for review and approval prior to installation. A Sign Permit will be required for the monument sign proposed on the site plan. All signage shall conform to Division 1.20 and Division 4 of the Carson City Development Standards, where applicable.
11. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any Building Permit application.
12. The applicant shall submit information on any new exterior lighting that is proposed for installation with this facility. Exterior lighting shall comply with Carson City Development

Standards, Division 1.3.

13. All projects and improvements must be performed in accordance with Nevada Revised Statutes (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.
14. All repairs, replacements and alterations must comply with International Building Codes, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical Code, Fuel Gas Code, Electrical Code, Adopted International Energy Conservation Code, and Northern Nevada Amendments.
15. All contractors are required to carry State and local licenses.
16. The project must comply with the 2012 IFC and Northern Nevada Fire Code Amendments.
17. Additional hydrants will be required on the site. Spacing must meet IFC Appendix C.
18. Fire sprinkler FDC and PIV locations are to be approved by the CCFD.
19. Knox boxes will be required on sprinklered buildings with the final location to be approved by the CCFD.
20. Electric gates must have knox key switches.
21. If gates are installed, they should be set back enough to not cause fire engines to stack on the roadway.
22. The sidewalk along the GS Richards Blvd. frontage must be maintained at 10 feet wide. The location of the fire hydrant and utility boxes must be addressed if the sidewalk is moved.
23. A study will need to be completed to show that the golf course has the capacity to accept all site drainage.
24. A formal recorded agreement will be required between the golf course and the proposed development, stating that the golf course will be accepting drainage from the site in perpetuity.
25. Plans must be submitted to the Carson City Building Department for review for applicable health codes.
26. The pool must be designed in accordance with Nevada Revised Statutes and Nevada Administrative Code 444.
27. The apartments will be subject to the collection of the Residential Construction Tax based on the formula for this type of dwelling.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.04.130 Retail Commercial (RC), CCMC DS 1.18 Residential Development Standards in Non-Residential Districts

MASTER PLAN DESIGNATION: Mixed-Use Commercial (MUC)

PRESENT ZONING: Retail Commercial-Planned Unit Development (RC-P)

KEY ISSUES: Will the proposed Multi-Family Apartments be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code and Silver Oak PUD?

SURROUNDING ZONING AND LAND USE INFORMATION:

- EAST: Retail Commercial-Planned Unit Development/Vacant Land
- WEST: Tourist Commercial-Planned Unit Development/Golf Course Clubhouse
- NORTH: Retail Commercial-Planned Unit Development/Offices
- SOUTH: Retail Commercial-Planned Unit Development/Vacant Land then Office/Residential Mixed-Use Building

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: X Zone (areas of minimal flooding)
- EARTHQUAKE FAULT: Zone I (severe earthquake potential)
- SLOPE/DRAINAGE: Site is primarily flat

SITE DEVELOPMENT INFORMATION:

- LOT SIZE: 4.08 acres
- PROPOSED STRUCTURE SIZE: Five three-story buildings at 27,276 square feet each for a total of 136,380 square feet (50 two-bedroom units and 40 one-bedroom units) and one 2,400 square foot office/clubhouse
- PROPOSED PARKING: 181 spaces – 60 spaces in enclosed garages within the building and 121 surface spaces. Required parking is 180 spaces.
- SETBACKS:

	Front	Side	Street Side	Rear
Required	0 feet*	0 feet	0 feet*	40 feet**
Proposed	20 feet	20 feet	20 feet	30 feet

**Six feet of landscaping is required adjacent to GS Richards Blvd. and Country Club Drive per the Carson City Development Standards, Section 3.9 – Streetscape.*

***The rear is assumed to be the west property line adjacent to the Single-Family 12,000-PUD zoning district. A setback of 20 feet plus 10 feet for each story above is required adjacent to a residential zoning district per the Carson City Development Standards, Section 1.18 – Residential Development in Non-Residential Zoning Districts. Per the Community Development Director, 40 feet is not necessary in this instance because the Silver Oak Golf Course occupies the residential district at this location. The proposal for 30 feet is adequate.*

- VARIANCES REQUESTED: None

PREVIOUS REVIEWS:

- MPR-15-029 – Major Project Review for 90 Apartments

HISTORY:

The applicant participated in a Major Project Review (MPR-15-029) with City staff for this project on April 7, 2015 to identify any design concerns and to determine specific requirements for the Special Use Permit application. The Major Project Review letter is attached to this staff report for reference.

DISCUSSION:

The applicant is proposing to develop a multi-family apartment project in the Retail Commercial zoning district within the Silver Oak Planned Unit Development (PUD). The project will consist of 90 residential units including 50 two-bedroom units and 40 one-bedroom units, an office/clubhouse, pool, playground and landscaped common areas. According to discussions with the applicant, the target demographic will be business and medical professionals that work in general vicinity of the proposed project.

Staff has determined that the appropriate mechanism to process the request for multi-family dwellings in the Retail Commercial zoning district within the Silver Oak PUD is by Special Use Permit.

A Special Use Permit is required per the Carson City Municipal Code, Section 18.04.130 – Retail Commercial, which states that multi-family dwellings are allowed as a conditional use with the approval of a Special Use Permit. The Silver Oak Development Agreement approved as Ordinance No. 1994-1 and Bill No. 167 on October 16, 1993 further supports this requirement through Section I – Project Characteristics, which states the following:

The PROJECT (Silver Oak) is a planned unit development project within the SF 12000-PUD, RC-PUD, TC-PUD, RO-PUD, NB-PUD zoning designations together with all of the uses accessory to and customarily incidental to the above-referenced zones.

Arguments from property owners in the vicinity have been presented to staff that the Silver Oak PUD did not intend residential uses in the Retail Commercial portion of the project and that an amendment to the PUD is required for the proposed multi-family use. Conversely, the applicant states in the application that multi-family uses were always intended for this area as a part of the Silver Oak PUD and are an approved use for the Retail Commercial area.

In response to the first argument that residential units were not intended in this area, staff recognizes and agrees that a PUD does have the ability to limit the uses within its boundaries. However, there is nothing in the City's records of the various approvals of the Silver Oak PUD that would preclude uses customarily allowed with a Special Use Permit in any of the associated zoning districts. This is further demonstrated through four Special Use Permits previously approved by the City for uses within Silver Oak that were not allowed by right in their applicable zoning districts, but were allowed as conditional uses with a Special Use Permit. These Special Use Permits are as follows:

- U-93/94-6 – Special Use Permit for K-Mart Super Center to allow a retail use in excess of 50,000 square feet in size in the Retail Commercial-Planned Unit Development (RC-P) zoning district
- U-96/97-15 – Special Use Permit for Sierra Place to allow a congregate care facility in the Neighborhood Business-Planned Unit Development (NB-P) zoning district
- U-99/00-5 – Special Use Permit for the shopping center attached to the K-Mart Super Center

- to allow a retail shopping center in excess of 50,000 square feet in size in the Retail Commercial-Planned Unit Development (RC-P) zoning district
- SUP-03-124 – Special Use Permit to allow two multi-family residential units as the third story of a building with the first two floors as medical and professional offices in the Retail Commercial-Planned Unit Development (RC-P) zoning district

In response to the second argument that multi-family was always intended in this area, staff again found nothing in the City's records of the various Silver Oak PUD approvals that indicates multi-family uses were specifically intended for this area, and does not agree with the statement made by the applicant that the project is automatically allowed per the Silver Oak PUD, as multi-family was always intended for this area. Staff believes that the proposed use should be evaluated on its merits based on the underlying zoning district and applicable review standards.

Staff would also like to point out that the purpose of a PUD is to allow flexibility within the boundary of the plan. This flexibility has been utilized within the Silver Oak PUD in the past, as demonstrated by the fact that the area in the vicinity of GS Richards Blvd. and Country Club Drive has developed primarily as offices (a use allowed in the Retail Commercial zoning district by right), rather than the more traditional retail commercial and hotel/casino uses that were originally envisioned there. Because the PUD documents did not further limit the uses allowed in the Retail Commercial zoning district in the Carson City Municipal Code to ensure the original vision was realized, uses have developed over the years based on what the market has demanded.

Architecture and Landscaping

The applicant proposes five separate apartment buildings that are each three-stories high and a clubhouse/office, all with variations in wall planes, roof lines and directions consistent with the Carson City Development Standards, Section 1.1 – Architectural Design. The exterior walls of the proposed buildings are a combination of stucco and horizontal siding in muted browns, greens and yellows, and the roof is proposed to be metallic silver metal. The applicant provided a color/material board for the proposed finishes that has been photographed and included in this staff report. Staff will also make the board available at the Planning Commission meeting for further inspection. According to the applicant, mechanical equipment such as air conditioners and heating units will be located on the roof and will be screened consistent with the Carson City Development Standards requirements.

The various standards outlined in the Architectural Design section of the Carson City Development Standards are required to be met for multi-family buildings. It appears from staff's initial review of the buildings that the standards outlined in this section have been met. Property owners in the vicinity have expressed concerns about the architecture proposed for the project, indicating that they do not feel it is compatible with the architecture of the existing buildings. Staff notes that there is a variety of architectural types in the area of the proposed project, and the City's Silver Oak PUD approvals are silent on architectural requirements for the commercial properties. Planning staff had originally proposed a condition in the Silver Oak PUD approval in 1993 that stated the following:

All future development on the office and commercial zoned parcels must receive approval of color and design in order to assure compatibility.

The Silver Oak PUD applicants proposed deletion of this condition, which Planning staff did not support because staff felt that the PUD ordinance encourages City review of all design and

architectural aspects of a PUD. This condition was ultimately deleted in the final approval of the PUD. However, staff would like to point out Carson City Development Standards, Section 1.1.1 which states the following:

- 1.1.1 *The architectural style, massing and proportion of a building should be compatible with and compliment its surroundings and environmental characteristics of the community.*

Should the Planning Commission feel that the architecture is not compatible with the architecture of the existing buildings in the vicinity, the Commission could cite this section of the Development Standards and require that the applicant provide architecture that the Commission feels is more appropriate.

The applicant proposes to provide landscaping throughout the site including along the frontages of Country Club Drive and GS Richards Blvd. The site plan shows conceptual landscape areas only but the project will be required to comply with the Carson City Development Standards, Division 3 – Landscaping for the project. A condition of approval has been recommended by staff to address this requirement. Additionally, staff would like to point out that the applicant proposes a combination of live and artificial turf areas for the project. According to the site plan provided by the applicant, the artificial turf areas will be around the clubhouse, pool and playground, which is also screened from Country Club Drive, GS Richards Blvd. and Ivy Baldwin Circle with a six-foot fence, as well as the area northwest of Building 5. Artificial turf is not prohibited in the City's landscaping standards, and staff expects that this type of landscaping will become more common in the future in an effort to conserve water.

As stated above, the applicant proposes a six-foot fence to screen the pool, playground and clubhouse/office from the adjacent right-of-way. The fence is proposed to be sight-obscuring, painted horizontal siding with stucco columns and stone caps. A detail of this fencing has been provided on the conceptual landscaping plan. Staff notes that the fence is proposed approximately 10 feet from the back-of-curb on Country Club Drive and approximately 28 feet from the back-of-curb on Ivy Baldwin Circle. Staff is concerned about the distance of this site-obscuring fence from the right-of-way, as it could create a sight distance issue as well as create an impression of a narrow visual corridor in the traffic circle and along the Country Club Drive. As a part of the Special Use Permit approval for this project, staff recommends that the fence be placed at least 30 feet away from the back-of-curb to maintain a more open feel along the existing roadway. In addition, to avoid a long expanse of wall near what is considered the front and street-side of the project, staff recommends that the fence be heavily screened with landscaping including trees, where appropriate. This recommendation has also been proposed as a condition of approval.

Staff notes that there is a 10-foot wide meandering sidewalk along GS Richards Blvd. The applicant currently shows xeriscape landscape areas of varying widths proposed only on the west side of the sidewalk. Per the landscape standards, a six-foot wide landscape area is required along the street frontages. Staff will accept a cumulative width of six feet on both sides of the meandering sidewalk, rather than a continuous width of six feet of landscaping to meet this requirement. Landscaping of the areas on the east side of the meandering sidewalk within the right-of-way will also be required as a part of this project.

The applicant has indicated that they will use the adjacent Silver Oak Golf Course for snow storage, rather than on-site. Staff does not have a concern about this, but will require a recorded agreement between the golf course and the subject property confirming this arrangement. Staff

recognizes that both properties are currently owned by essentially the same parties, but if one or both of the properties is sold in the future, staff would like assurances that this agreement will still be acceptable.

Access, Parking and Traffic

The proposed project will be accessed with driveways from both Country Club Drive and GS Richards Blvd. The applicant had initially proposed that the project be accessed by a new driveway off of the traffic circle. However, during the Major Project Review, Transportation staff stated concerns about this proposal which led the applicant to propose access points onto GS Richards Blvd. and Country Club Drive.

Per the Carson City Development Standards, Section 2.2 – Number of Parking Space Required, multi-family residential dwellings require two spaces per unit. Based on 90 units, the applicant is required to provide 180 parking spaces. The applicant's site plan states that 180 spaces are provided in the surface lot, with another 60 spaces provided in private garages within the buildings. Staff believes this is an error, as the count on the site plan indicates that 121 spaces are proposed in the surface lot and 60 spaces are proposed in the garages, for a total of 181 spaces. Regardless, the proposal meets the minimum parking requirements.

As a part of the Major Project Review, the applicant provided a traffic study for staff's review. This study indicated that an average of 599 trips per day will be generated with the proposed multi-family use. This includes peak hour trips estimated at 46 trips in the AM peak hour and 56 trips estimated in the PM peak hour. While 599 average trips per day is an increase over what is generated by the current uses, it is not higher than the traffic that would be generated for traditional retail uses that would also be allowed by right. The streets have been designed and constructed to accommodate the increased traffic and no additional improvements to GS Richards Blvd. or Country Club Drive are recommended. Engineering and Transportation staff reviewed the traffic study with the Major Project Review and did not have concerns. The traffic study is attached to this report for reference.

Residential Development Standards in Non-Residential Districts

Residential uses proposed in a commercial zoning district are subject to specific criteria outlined in the Carson City Development Standards, Section 1.18 – Residential Development Standards in Non-Residential Districts. The development standards and how the proposed project meets them are addressed below.

1.18 Residential Development Standards in Non-Residential Districts.

The following standards are intended to establish minimum standards and Special Use Permit review criteria for residential development within the Neighborhood Business (NB), Retail Commercial (RC), General Commercial (GC), Residential Office (RO) and General Office (GO) zoning districts.

1. *Permitted uses. Residential uses are only allowed as permitted by Chapter 18.04, Use Districts, as a primary or conditional use in the applicable zoning districts.*

The proposed multi-family use is a conditional use allowed with the approval of a Special Use Permit in the Retail Commercial (RC) zoning district as discussed at the beginning of this staff report.

2. *Maximum permitted density. There is no maximum residential density within non-residential zoning districts subject to meeting the height, setback, parking and open space requirements of Chapter 18.04.*

The project's proposed residential density is approximately 22 dwelling units per acre. The Master Plan designation for the subject property and all of the parcels along GS Richards Blvd. and Country Club Drive is Mixed-Use Commercial. This designation encourages up to 25 percent higher density residential uses but also does not specify a maximum permitted density. For reference, the High Density Residential designation in the Master Plan allows up to 36 dwelling units per acre. As will be demonstrated in upcoming sections, the project meets the height, setback and open space requirements of Chapter 18.04 and these Development Standards.

3. *Maximum building height shall be the maximum height established by the zoning district in which the project is located.*

The maximum building height in the Retail Commercial (RC) zoning district is 45 feet. The proposed project's building height is just over 41 feet, which is under the maximum building height allowed in the Retail Commercial zoning district.

4. *Setbacks. Minimum setbacks shall be those established by the zoning district in which the project is located, subject to the following:*

- a. *In the NB, RC, GO and GO zoning districts, a minimum setback of 20 feet is required adjacent to a residential zoning district, with an additional 10 feet for each story above one story if adjacent to a single-family zoning district.*

The project is adjacent to the Single Family 12,000 – Planned Unit Development (SF12-P) zoning district on a portion of the west side property boundary. Under normal circumstances, a setback of 40 feet from the single family zoning district would be required for a three-story building. However, as the single family zoning district is occupied by the Silver Oak Golf Course in this location, the Community Development Director has determined that 40 feet is not necessary as the intent of this requirement is to ensure adequate setback from residences located in adjacent residential districts. This approach has been applied to other projects abutting the golf course in the past as well. The proposal for 30 feet from the residential district is adequate. The north, south and east required setbacks are zero in the case of the subject property, with the exception of a six foot landscape area required along the street frontages. The proposed setbacks on these three sides are in excess of 20 feet. The project meets the minimum setback requirements for both the Retail Commercial zoning district and the Development Standards, where applicable.

- b. *A minimum setback of 10 feet is required from the right-of-way of an arterial street as identified in the adopted Transportation Master Plan, excluding the Downtown Mixed-Use area.*

The proposed project is not located on an arterial street as identified in the Transportation Master Plan. However, the applicant has provided more than a 10-foot setback from the adjacent street regardless.

5. *Required parking. Two spaces per dwelling unit, and in compliance with the Development Standards Division 2, Parking and Loading.*

The project requires 180 parking spaces for 90 multi-family residential units based on two parking spaces per unit. The applicant has provided 121 surface parking spaces and 60 private garage parking spaces for a total of 181 spaces. The proposed parking meets the minimum parking requirement.

6. *Open Space.*

- a. *A minimum of 150 square feet per dwelling unit of common open space must be provided. For projects of 10 or more units, areas of common open space may only include contiguous landscaped areas within no dimension less than 15 feet, and a minimum of 100 square feet per unit of the common open space area must be designed for recreation, which may include but not be limited to picnic areas, sports courts, a softscape covered with turf, sand or similar materials acceptable for use by young children, including play equipment and trees, within no dimension less than 25 feet.*

Based on 90 units, a total of 13,500 square feet of common open space is required under this standard, with a minimum of 9,000 square feet of that total being designated for recreation. The applicant has submitted a site plan that contains 23,967 square feet of common open space that fits this requirement, which is 10,467 square feet more than the minimum requirement. This includes a playground area, clubhouse and pool as recreational amenities. The common open space provided equates to approximately 266 square feet per unit.

- b. *A minimum of 100 square feet of additional open space must be provided for each unit either as private open space or common open space.*

In addition to the common open space described in the section above, the applicant has provided private balconies in each unit at approximately 120 square feet each, for a total of 10,810 square feet. This additional private open space is not required in this case. The applicant meets the common open space requirement under this section with the additional 10,967 square feet of common open space outlined in the previous section. However, the addition of these private balconies is a welcome amenity for this project as they create a more desirable living space.

- c. *Front and street side yard setback areas may not be included toward meeting the open space requirements.*

The front and street side setbacks have not been included in the common open space calculation to meet the requirements.

7. *Landscaping. Landscaping shall comply with the Carson City Development Standards Division 3, Landscaping.*

The applicant has not provided a comprehensive landscape plan as a part of this application. Staff has recommended a condition of approval at the project comply with the

Carson City Development Standards, Division 3 Landscaping.

8: *Special Use Permit review standards. Where a residential use is a conditional use within a given zoning district, the Planning Commission shall make two of the following findings in the affirmative in the review of the Special Use Permit in addition to the required findings of Section 18.02.080 of the Carson City Municipal Code.*

a. *The development is not situated on a primary commercial arterial street frontage.*

GS Richards Blvd. and Country Club Drive are not considered primary commercial streets. The Carson City Roadway Functional Classification map identifies these streets as local streets. The project meets the finding of not being situated on a commercial arterial street frontage.

b. *The development is integrated into a mixed-use development that includes commercial development.*

Staff's interpretation of this finding in the past has been that a project does not necessarily need to provide a mix of uses on site to meet this requirement, especially if the project is proposed in a land use area designated for mixed uses. The proposed project is located in an area with a land use designation of Mixed-Use Commercial. The incorporation of a residential site within an area that includes office and retail uses would also be considered mixed use development. Staff believes the project meets this finding.

c. *The applicant has provided evidence that the site is not a viable location for commercial uses.*

The applicant has not provided evidence that the site is not a viable location for commercial uses. Staff does not believe the project meets this finding.

d. *The site is designated Mixed-Use Commercial, Mixed-Use Residential or Mixed-Use Employment on the Master Plan Land Use Map and the project meets all applicable mixed-use criteria and standards.*

The site is located within an area designated as Mixed-Use Commercial and the project meets the applicable mixed-use criteria outlined in the Interim Mixed Use Criteria worksheet included with this staff report. Staff believes that project meets this finding.

Staff finds that the proposed project meets the applicable development standards required. With the recommended conditions of approval and findings provided by the applicant, staff is in support of this Special Use Permit application. Staff recommends that the Planning Commission approve SUP-15-077 based on the required findings as noted on the following pages.

PUBLIC COMMENTS: Public notices were mailed to 33 adjacent property owners within 300 feet of the subject site on September 11, 2015. As of the writing of this report, four letters from property owners in the vicinity of the proposed project have been received in opposition. Two letters of support have also been received for the project, as well as a letter that is neutral. These letters are attached to this staff report. Any additional comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on

September 30, 2015, depending on the date of submission of the comments to the Planning Division.

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

Building Division:

1. All projects and improvements must be performed in accordance with Nevada Revised Statutes (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All repairs, replacements and alterations must comply with International Building Codes, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical Code, Fuel Gas Code, Electrical Code, Adopted International Energy Conservation Code, and Northern Nevada Amendments.
3. All contractors are required to carry State and local licenses.

Fire Department:

1. The project must comply with the 2012 IFC and Northern Nevada Fire Code Amendments.
2. Additional hydrants will be required on the site. Spacing must meet IFC Appendix C.
3. Fire sprinkler FDC and PIV locations are to be approved by the CCFD.
4. Knox boxes will be required on sprinklered buildings with the final location to be approved by the CCFD.
5. Electric gates must have knox key switches.
6. If gates are installed, they should be set back enough to not cause fire engines to stack on the roadway.

Engineering Division:

1. The sidewalk along the GS Richards Blvd. frontage must be maintained at 10 feet wide. The location of the fire hydrant and utility boxes must be addressed if the sidewalk is moved.
2. A study will need to be completed to show that the golf course has the capacity to accept all site drainage.
3. A formal recorded agreement will be required between the golf course and the proposed development, stating that the golf course will be accepting drainage from the site in perpetuity.

Health and Human Services:

1. Plans must be submitted to the Carson City Building Department for review for applicable health codes.
2. The pool must be designed in accordance with Nevada Revised Statutes and Nevada Administrative Code 444.

Environmental Control Authority:

No comments.

Parks and Recreation Department:

1. The apartments will be subject to the collection of the Residential Construction Tax based on the formula for this type of dwelling.

School District:

Major impacts to the school district regarding this project are not foreseen. However, considering the district is reaching full capacity, if 20 percent of the 2-bedroom units had one child it would be a minor impact, but we would welcome it. The development is very close to a current bus route and really looks to be a young profession type development, if you will. The elevations are attractive and fit the area.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. ***Will be consistent with the master plan elements.***

Chapter 3: A Balanced Land Use Pattern, Goal 2.2a – Variety of Housing Types

The proposed project provides high density, multi-family attached housing which does not currently exist within this portion of the Mixed-Use Commercial land use area designated by the Master Plan.

Chapter 3: A Balanced Land Use Pattern, Goal 2.2b – Mixed-Use Development

The proposed project encourages the incorporation of complementary attached housing types in conjunction with employment and commercial uses. The project provides multi-family residential dwellings within the Silver Oak Retail Commercial area, which also has office, retail commercial and residential uses. The project is located in the Mixed-Use Commercial land use area, which encourages up to 25 percent of the Mixed-Use Commercial area to be higher density residential.

2. ***Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.***

The proposed project is not anticipated to be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood. It is a multi-family residential project that is intended for medical and business professionals that are looking for an area that is in close proximity to employment and retail opportunities. Multi-family adjacent to, or in close proximity of, office and retail uses is a common mixed-use practice that is successful in many communities throughout the country. The project is not expected to cause objectionable noise, vibrations, fumes, odors, dust, glare or physical activity that would be greater or more impactful than the what would be expected with a retail or office use in this location. Noise, vibrations, fumes, dust and physical activity will be higher than normal during construction of the new buildings and associated improvements, but this activity will be temporary in nature and is associated with normal construction activities.

3. ***Will have little or no detrimental effect on vehicular or pedestrian traffic.***

The proposed project will generate an increase in both vehicular and pedestrian traffic. The traffic study submitted for this project indicates an anticipated average daily trip count of 599 trips. This increase is not excessive for the vicinity, however, as the streets and zoning anticipated more intense retail commercial and office uses. Traffic on GS Richards Blvd. is minimal now as several of the adjacent lots are still vacant. As development continues to occur, traffic will increase in the area. The roadway network is adequate to handle the existing and proposed traffic without additional roadway improvements. Pedestrian traffic is also anticipated to increase as this project is located in an area intended for a mix of uses. Residents will likely be attracted to this area to take advantage of the walkability to nearby retail, offices, medical services and the adjacent golf course.

4. ***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 project is not anticipated to overburden existing public services and facilities. The water, sanitary sewer, public roads and storm drainage in the vicinity is adequate to serve the proposed development. The school district has provided comments that they do not feel the project will have a negative impact on their operations. It is also not anticipated that the addition of this project will overburden police or fire protection services.

5. ***Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.***

Multi-family residential development is a conditional use in accordance with Title 18.04.130 Retail Commercial Conditional Uses and requires a Special Use Permit. With the approval of this Special Use Permit and recommended conditions of approval, the project will meet the definition and specific standards required to support this use in the Retail Commercial zoning district.

6. Will not be detrimental to the public health, safety, convenience and welfare.

The proposed project is for multi-family dwellings within the Retail Commercial zoning district. This multi-family apartment housing will function in the same manner as other multi-family residential uses in the area. It is not anticipated to be detrimental to the public health, safety, convenience and welfare.

7. Will not result in material damage or prejudice to other property in the vicinity.

The proposed project is a multi-family residential development within the Mixed-Use Commercial land use area, and within the Silver Oak Retail Commercial area. Adding high-density residential to the existing mix of retail and offices uses is appropriate for the area and should provide a benefit by allowing an opportunity for employees of the nearby professional offices, medical offices and hospital to live in close proximity to their jobs as well as existing and future retail services. Staff does not anticipate the addition of this project resulting in the material damage or prejudice to other property in the vicinity.

Attachments:

- Site Photos
- City Department Comments
- Major Project Review Letter (MPR-15-029)
- Updated Site Plan showing adequate turning radii
- Color and Material Samples
- Traffic Study
- Interim Mixed-Use Criteria Worksheet
- Opposition and Support Letters (7)
- Application (SUP-15-077)





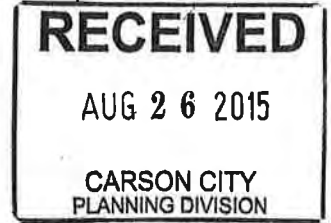
Backup Packet 5

19

17







August 26, 2015

SUP-15-077:

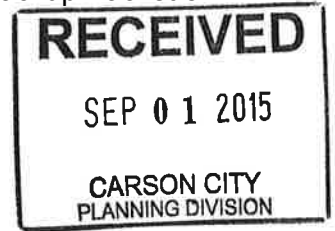
1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All Repairs, Replacement, and Alterations must have proper building permits and comply with International Building Codes, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical code, Fuel Gas Code, Electrical Code, Adopted International Energy Conservation Code, and Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

Thanks.

Shawn Keating
Chief Building Official
Carson City Community Development
108 E. Proctor Street
Carson City, NV 89701

Main 775-887-2310
FAX 775-887-2202

Shawn Keating CBO
Building Official
Carson City Community Development Department
Web page <http://www.carson.org/index.aspx?page=172>
skeating@carson.org
Office 775-887-2310
Fax 775-887-2202
Cell 775-230-6623



September 1, 2015

SUP 15-077:

1. Project must comply with the 2012 IFC and Northern Nevada Fire Code Amendments
2. Additional hydrants will be required on the site. Spacing must meet IFC Appendix C.
3. Fire sprinkler FDC and PIV locations to be approved by CCFD.
4. Knox boxes will be required on sprinklered buildings with the final location to be approved by CCFD.
5. Electric gates must have knox key switches.
6. If gates are installed, they should be set back enough to not cause fire engines to stack on the road way.

Dave Ruben

Fire Marshal

Carson City Fire Department

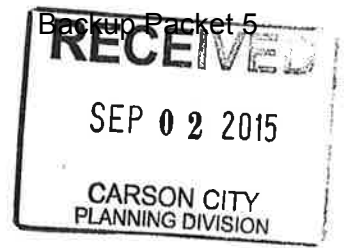
777 S. Stewart Street

Carson City, NV 89701

Direct 775-283-7153

Main 775-887-2210

FAX 775-887-2209



September 2, 2015

Major Project Review Committee

Re: # SUP – 15 - 077

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the approval of SUP – 15 – 077 multi-family complex review:

1. ECA has no comments concerning this request.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor

**Engineering Division Planning
Commission Report File
Number SUP 15-077**

TO: Planning Commission

FROM Rory Hogen, E.I.

DATE: September 1, 2015 **MEETING DATE:** September 30, 2015

SUBJECT TITLE:

Action to consider a special use permit for 90-Unit apartment complex at GS Richards Blvd, apr 007-461-22 and 007-461-23.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses.

CCMC 18.02.080 (2a) - Adequate Plans

- The Sidewalk along the GS Richards Blvd frontage must be maintained at 10 feet wide. The location of the fire hydrant and utility boxes must be addressed if the sidewalk is moved.
- A study will need to be completed to show that the golf course has the capacity to accept all site drainage.
- A formal agreement may be needed between the golf course and the proposed development, stating that the golf course will be accepting drainage from the site in perpetuity.
- Building Permit/Construction drawings must also include:
 - Grading & Drainage Plans
 - Utility Plans
 - Standard Details

CCMC 18.02.080 (5a) - Master Plan

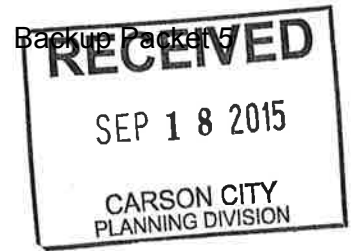
The request is not in conflict with any Engineering Master Plans for streets.

CCMC 18.02.080 (5c)- Traffic/Pedestrians

The request is not in conflict with pedestrian or traffic movements.

CCMC 18.02.080 (5d) - Public Services

No new City water, sewer or access services will be needed for this project.



September 18, 2015

SUP-15-077
Carson City Health and Human Services

Plans must be submitted to the Carson City Building Depart for Review for applicable Health Codes.

Dustin Boothe, MPH, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 7220

dboothe@carson.org

September 12, 2015

Hello Susan,

I don't foresee any major impact on the school district regarding this project. However, considering that we are reaching full capacity, if 20% of the 2-bedroom units had one child it would be a minor impact but we would welcome it. The development is very close to a current bus route and really looks to be a young profession type development, if you will. the elevations are attractive and fits the area.
Thanks for the chance to comment Susan.

Mark Korinek, C.P.M.
Director of Operations
Carson City Schools
775-283-2181



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701

(775) 887-2180-Hearing Impaired:711

www.carson.org
www.carson.org/planning

April 14, 2015

Mark Turner
2051 Evergreen Dr
Carson City, NV 89703

Major Project Review: MPR-15-029

Project Description: Silver Oak, proposed 90 units MFA, with office and pool on property zoned Retail Commercial- Planned Unit Development

Review Date: April 7, 2015

Major Project Review Comments

The Major Project Review Committee has reviewed the proposed plans for a 90 units Multi-Family Apartment project at 3808 G. S. Richards Blvd. The following requirements and comments are provided for your use in preparing final plans and submittals for the project. Please be advised that the comments presented in this letter are based on the plans submitted with the Major Project Review application and may not include all the requirements or conditions which may be placed on the project at the time of submittal of planning applications for approval (if applicable) or final plans for building permits. It is hoped, however, that this review will expedite the completion of your project.

Some of the requirements noted below may have already been shown or otherwise indicated in the plans and need only be submitted in the final improvement plan form. Final on- and off-site improvement plans shall be submitted to the Building Division, (108 E. Proctor Street). These plans must contain all appropriate requirements of Development Engineering, Health, Utilities, Fire, and Planning Divisions/Departments.

Planning applications (if applicable), such as Master Plan Amendments, Zoning Changes, Special Use Permits, Variances, Lot Line Adjustments, Parcel Maps, etc. shall be submitted to the Planning Division (108 E. Proctor Street) for review and approval.

SITE INFORMATION:

Address: 3808 G. S. Richards Blvd

APN: 007-461-22 and -23

Parcel Size: 1.29 and 2.79 acres for a total of 4.08 acres

Master Plan Designation: Mixed-Use Commercial (MUC)

Zoning: Retail Commercial- Planned Unit Development (RC-P)

PLANNING DIVISION

Contact Kathe Green, Assistant Planner

The proposed use is conditional and is permitted after approval of a Special Use Permit.

Special Use Permit - CCMC 18.02.080

The project requires a Special Use Permit pursuant to Carson City Municipal Code 18.04.130(3) because Multi-Family Apartment is a conditional use in the Retail Commercial zoning district.

Setbacks - CCMC 18.04.195 (Non-residential)

	<u>Front</u>	<u>Rear</u>	<u>Side</u>	<u>Street Side</u>
Required:	6 (landscaping)	40 (adjacent to residential zoning)	0	0 ← s/b 6ft 7/22 KG
Proposed:	54 (south)	40 (north)	31 (east)	58 (west)

Proposed setbacks are in compliance with zoning district requirements.

Removed- adj to RC-P on north. Adj to golf course on west 7/22 per LP

Height - CCMC 18.04.190 (Residential) or CCMC 18.04.195 (Non-residential)

The proposed building overall height of 41 feet 3 inches is in compliance with the maximum height requirement of 45 feet for the Retail Commercial Planned Unit Development zoning district.

Parking- Development Standards Division 2

The required number of parking spaces required for various uses are described in the parking section of CCMC, Division 2.2. of the Carson City Development Standards. The proposed project requires 180 parking spaces based on two parking spaces required per dwelling unit.

Signs - Carson City Development Standards, Division 4.7.2 Multifamily Residential Uses

1. Signage permitted for the proposed project includes the following:
 - One sign denoting the name of the multi-family residential use either freestanding or attached, not exceeding 32 square feet in area;
 - One address sign not exceeding four square feet in area for the entire site;
 - One address sign not exceeding two square feet in area for each unit within the complex.
 - The maximum height of a freestanding sign shall be six feet in any residential or office zoning district; 15 feet in any other zoning district;
 - Illumination of signs shall be by indirect lighting only.
 - Sign materials shall be compatible with the primary on-site building.

2. A Sign Permit will be required prior to the placement or erection of any sign, or to install or alter any electrical wiring or fixture. See the Planning Division for information and standards. A Sign Permit application may be obtained from the Building Division. (Development Standards, Division 4.4.1)

Landscaping - Carson City Development Standards, Division 3

1. A landscape and irrigation plan shall be filed with the City and approved by the Director prior to the approval of a site plan or issuance of a building permit. The plan shall be prepared by a landscape architect registered in the State of Nevada, or other person permitted to prepare landscape plans pursuant to Chapter 623A of the Nevada Revised Statutes (NRS). Landscaping on all commercial/industrial projects must be installed or supervised by an individual at the job location with at least one of the following credentials: Certified Landscape Technician, Licensed Landscape Contractor, Certified Landscape Professional, ISA Certified Arborist, Registered Landscape Architect, a C10 Qualified Employee as recognized by the State Contractor's Board, or an equivalent certification, approved by the Parks & Recreation Department. (Development Standards, Division 3.3)
2. The plans shall include landscape calculations relevant to the application of the standards of Division 3 of the Development Standards and shall include a plant list in a legend format giving the common and botanical names of each plant with a key number or identifying symbol assigned to each plant, the size of the plant, its spacing and the quantity to be used. (Development Standards, Division 3.3.2)
3. The landscape plans shall include construction details for planting, staking, soil amendments and any special requirements for the project and may be an attachment to the plans. (Development Standards, Division 3.3.3)
4. Identification and description of automatic irrigation components to insure that vegetation is adequately serviced through water conserving features is required. Overhead sprinkler irrigation is only allowed on turf areas or other areas requiring overhead sprinkler irrigation. (Development Standards, Division 3.3.5)
5. All landscaping shall aesthetically enhance and be compatible with the site area. Landscaping shall be installed to enhance the view of the site from public street(s) and adjacent properties. (Development Standards, Division 3.5.1)
6. Where landscape areas abut sidewalks, drive-aisles, parking areas or other hardscape surfaces, a minimum three-foot wide landscape buffer area must be provided between any turf areas and the hard scape to capture irrigation overspray and runoff. The buffer area may be drip-irrigated plant materials or non-living landscape materials. (Development Standards, Division 3.6.3)
7. The minimum number of trees shall be one tree per 400 square feet of landscape area. Additional trees are required if the number of trees for parking areas and along right-of-way areas as described in Development Standards, Division 3.7.1.a and 3.7.1.b exceed this minimum. The Director may modify this standard for public uses such as parks. (Development Standards, Division 3.7.1)
 - Included in the minimum required number of trees, a minimum of one shade tree must be planted for every 10 parking spaces or fraction thereof, and distributed throughout the parking area surface to provide even shading within the parking lot. For example, 18 parking spaces shall require two trees. A minimum of one deciduous tree shall be placed in each standard sized parking island.
 - Included in the minimum required number of trees, at least one tree shall be placed along the right-of-way frontage for every 30 lineal feet of right-of-way at a point not more than 20 feet from the right-of-way. The Director may allow for different spacing or locations of trees for projects with outside display such as automobile sales lots.

8. Where more than 10 deciduous trees are provided as a part of the landscape plan, a minimum of 50% of the trees shall be of a different species to ensure diversity. Additional species may be required on larger projects. (Development Standards, Division 3.7.2)
9. Non-planted, non-living materials such as wood chips, bark, decorative rock, mulch, stone or other non-living materials may be used as groundcover, and shall be distributed throughout the site. All landscape areas shall be covered with materials suitable for reducing dust and evaporation and shall be designed to improve the aesthetic appearance of the area. An attractive mix of organic and non-organic materials is encouraged. Products which appear to be dirt shall not be used. (Development Standards, Division 3.8.2)
10. A ratio of at least six shrubs (five gallon size), is required for each tree placed or retained on the site. If a large quantity of turf is proposed for the site, the required shrub count may be reduced after review and approval of the submitted landscaping plans by the Planning Division. (Development Standards, Division 3.8.3)
11. Tree selection for projects will be guided by the approved Carson City Tree List for Commercial Projects. Trees planted in the City will be installed according to the City's tree planting standards. The approved tree list and standard planting details are located in the Appendix of the Development Standards, Division 3. (Development Standards, Division 3.10.8)
12. Parking and driveway areas shall include concrete curbs or similar improvements as approved by the Director for protection of landscaping. Vehicle overhangs into landscaped areas shall not exceed two feet. Planter areas shall not be less than 72 square feet in size and shall have a minimum width of six feet. (Development Standards, Division 3.11.1)
13. Snow storage should be incorporated within the design of projects and should be oriented for maximum sun exposure for acceleration of melting. Driveways, drive aisles, sidewalks and landscape areas cannot be used for snow storage. Drainage and run-off from snow storage areas shall be considered in the design. (Development Standards, Division 3.11.3)
14. All non-planted landscape areas shall be covered with materials such as mulch. Products which appear to be dirt shall not be used. A weed barrier fabric is required under all rock and cobble mulches and pre-emergent herbicide is recommended. (Development Standards, Division 3.11.5)
15. Conflicts shall be avoided in design of landscape improvements by considering the size and breadth of mature landscaping. Show existing and proposed overhead and underground power lines, utility poles, light standards and utility easements on submitted landscape plans. Fire hydrants, fire connections, water boxes (three feet clearance required), water and sewer service lines (10 feet clearance required for trees), overhead utilities, signs, roof overhangs, light standards etc., shall be taken into consideration in design of landscaping. Show all proposed and existing signage for the site. (Development Standards, Division 3.11.7)
16. All landscape areas must be maintained by the property owners, including using the most current pruning standards accepted by the ANSI International Society of Arboriculture and/or the National Arborist Association. Any damaged or dead plant(s) must be replaced or repaired by the property owners within 30 days following notification

by the Director. If the season of the year makes this repair or replacement within a 30 day period impractical, the person responsible for landscaping shall schedule an appropriate time for the completion of the accomplishment of this work as required and approved by the Director. Property owner shall provide a financial security in a form acceptable to the City, in the amount of 150% of the estimated cost of installation of remaining landscape improvements, which shall be filed with the City guaranteeing installation. The estimated cost of the landscaping improvements not yet completed must be verified by the City. (Development Standards, Division 3.13.1)

17. An acknowledgment by the property owner of the required maintenance for a project must be submitted to the City as a part of landscape and irrigation plan submittals. (Development Standards, Division 3.13.3)
18. Diagrams, text and examples are located in the Appendix of the Development Standards, Division 3 including, but not limited to, general landscape and irrigation notes, irrigation legend detail, typical plant list legend example, tree and shrub planting details, emitter layout and staking, bubbler, tree protection, flushing end cap, drip, spray and coupling valves, rotor/pop-up head, irrigation trench wall section, rock wall, wood and pipe bollards, approved tree, shrub, riparian and Historic District lists, pruning, tree retention/protection, root pruning and excavation adjacent to retained tree details. (Development Standards, Division 3.15)

Architectural Design - Carson City Development Standards, Division 1

1. Proposed structures must meet the architectural standards outlined in the Development Standards, Division 1. (Development Standards, Division 1.1)
2. Variations of building details, form, line, color and materials shall be employed to create visual interest. Variations in wall planes, roof lines and direction are encouraged to prevent monotonous appearance in buildings. Large expanses of walls devoid of any articulation or embellishment shall be avoided. Similarly vertical variation in the roof line is encouraged. Mansard roofs shall wrap around the entire building. (Development Standards, Division 1.1.3)
3. All building elevations shall receive architectural treatment, except in special situations where an elevation is not visible from an adjoining property or street. (Development Standards, Division 1.1.4)
4. Provide color samples of the proposed exterior colors with the required Special use Permit. Exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) should be muted or earth-tone in color. Bold colors shall be avoided except when used as accent or trim. (Development Standards, Division 1.1.6)
5. Add architectural features to the long sides of the club house shown on page A2.2, and on the ends of the apartment buildings, shown on page A2.1, specifically on the center of the western façades and the entire eastern façades.

Lighting - Carson City Development Standards, Division 1

1. Any lighting facilities shall be so installed as to project light downward and away from adjoining properties and glare to the sky, with the exception of accent lighting, which is limited to a maximum upward angle of 45 degrees. Site lighting trespass onto adjacent locations and the night sky shall be minimized. Covers must be installed on all lighting

- fixtures and lamps must not extend below the bottom of the cover. All light fixtures, except streetlights, shall be located, aimed or shielded so as to minimize stray light trespassing beyond property boundaries. (Development Standards, Division 1.3.3.1)
2. All light fixtures that are required to be shielded shall be installed in such a manner that the shielding is installed as designed. Fixtures which are International Dark Sky Association approved such as Dark Sky Friendly or equivalent with full cutoff lighting for area and wall pack fixtures are recommended. Sag, convex, drop lenses and luminaries with open bulbs are prohibited. (Development Standards, Division 1.3.3.2)
 3. If elevations of buildings are proposed for accent illumination, drawings and a photometric plan shall be provided for all relevant building elevations showing the fixtures, the portions of the elevations to be illuminated, the luminance levels of the elevations and the aiming points. The maximum upward angle is 45 degrees. (Development Standards, Division 1.3.3.3)
 4. Luminaries which have a maximum output of 500 lumen per fixture, (equivalent to one 40-watt incandescent bulb), regardless of number of bulbs, may be left unshielded provided the fixture has an opaque top to keep light from shining directly up. Luminaries which have a maximum output of 850 lumen per fixture, (equal to one 60 watt incandescent light) regardless of number of bulbs, may be partially shielded, provided the bulb is not visible from off-site, no direct glare is produced, and the fixture has an opaque top to keep light from shining directly up. (Development Standards, Division 1.3.5.1)
 5. Parking area lights are encouraged to be greater in number, lower in height and lower in light level, as opposed to fewer in number, higher in height and higher in light level. A photometric plan is required on all projects with building size of 50,000 square feet or larger and may also be required at the direction of the Director. (Development Standards Division 1.3.3.3.)
 6. Exterior lighting installations shall include times, dimmers, sensors or photocell controllers that turn the lights off during daylight hours or when lighting is not needed, which will reduce unnecessary lighting, as practical. Businesses are encouraged to turn lighting down or off when businesses are not open. (Development Standards Division 1.3.3.8)
 7. Luminaries which have a maximum output of 500 lumen per fixture (equivalent to one 40-watt incandescent bulb) regardless of number of bulbs, may be left unshielded provided the fixture has an opaque top to keep light from shining directly up. Luminaries which have a maximum output of 850 lumen per fixture (equal to one 60 watt incandescent bulb), regardless of number of bulbs, may be partially shielded, provided the bulb is not visible from off-site, no direct glare is produced, and the fixture has an opaque top to keep light from shining directly up. (Development Standards Division 1.3.5.1)
 8. Accent lighting. Architectural features may be illuminated by up-lighting or light directed to the building, such as wall washing, provided that the light is effectively aimed to or contained by the structure by such methods as caps, decks, canopies, marquees, signs, etc., the lamps are low intensity to produce a subtle lighting effect, and no light trespass is produced. The angle of up-lighting shall not exceed 45 degrees. Luminaries shall not be installed above the height of the parapet or roof. For national flags, statutes, public art, historic buildings or other objects of interest that cannot be illuminated with down-lighting, upward lighting may be used in the form of narrow-cone spotlighting that

- confines the illumination to the object of interest. (Development Standards, Division 1.3.5.2)
9. All luminaries shall be aimed and adjusted to provide illumination levels and distribution as indicated on submitted plans. All fixtures and lighting systems shall be in good working order, cleaned and maintained in a manner that serves the original design intent of the system. (Development Standards, Division 1.3.5.3)
 10. Floodlights that are not full cut-off (light emitted above the fixture) may be used if permanently directed downward, not upward, and aimed at no more than a 45 degree angle, so no light is projected above the horizontal plane, and fitted with external shielding for top and side to prevent glare and off-site light trespass. Unshielded floodlights are prohibited. (Development Standards, Division 1.3.5.4)
 11. Maintenance. All fixtures shall be maintained in good working order, with aiming, angles, wattage and intensity as originally approved. Replacement bulbs shall be the same or less wattage and intensity as originally approved. Fixtures and reflecting surfaces shall be cleaned on a regular schedule to reduce additional unapproved glare. (Development Standards, Division 1.3.5.10)

Roof-Mounted Equipment - Carson City Development Standards, Division 1

Roof-mounted equipment (HVAC, etc.) must be screened from view from a public right-of-way or adjacent property through the use of architectural means such as parapet walls and equipment wells. The use of a picket fence or chain link slatted screening is prohibited. Show all roof-mounted equipment on the elevation plan. (Development Standards, Division 1.1.7)

Trash Storage - Carson City Development Standards, Division 1

1. Provide detail showing location and construction of trash enclosures for the site.
2. Outdoor areas used for the storage of trash or refuse must be completely enclosed by a solid gate and a six foot masonry block wall and be designed to integrate with the building and site design, including colors and materials. Enclosures shall be screened with appropriate plant materials wherever possible. Provide trash enclosure construction details with the final building permit plans. (Development Standards, Division 1.2.6)
3. Trash enclosures shall be designed to meet or exceed minimum size requirements as determined by the sanitation company and shall be located to provide unobstructed access to refuse vehicles. All trash, refuse or recycled material shall be stored in containers within its walled enclosure. (Development Standards, Division 1.2.6)

Residential Development Standards in Non-Residential Districts – Carson City Development Standards, Division 1.18

The following standards are intended to establish minimum standards and Special Use Permit review criteria for residential development within the Neighborhood Business (NB), Retail Commercial (RC), General Commercial (GC), Residential Office (RO) and General Office (GO) zoning districts.

1. Permitted uses. Residential uses are only allowed as permitted by Chapter 18.04, Use Districts, as a primary or conditional use in the applicable zoning districts. (Development Standards, Division 1.18.1)

2. Maximum permitted density. There is no maximum residential density within non-residential zoning districts subject to meeting the height, setback, parking and open space requirements of this chapter. (Development Standards, Division 1.18.2)
3. Maximum building height shall be the maximum height established by the zoning district in which the project is located. (Development Standards, Division 1.18.3)
4. Setbacks. Minimum setbacks shall be those established by the zoning district in which the project is located, subject to the following:
 - a. In the NB, RC, GC and GO zoning districts, a minimum setback of 20 feet is required adjacent to a residential zoning district, with an additional 10 feet for each story above one story if adjacent to a single-family zoning district. (Development Standards, Division 1.18.4)
 - b. A minimum setback of 10 feet is required from the right-of-way of an arterial street as identified in the adopted Transportation Master Plan, excluding the Downtown Mixed-Use area. (Development Standards, Division 1.18.4)
5. Required parking: Two spaces per dwelling unit; and in compliance with the Development Standards Division 2, Parking and Loading. (Development Standards, Division 1.18.5)
6. Open Space (Development Standards, Division 1.18.6):
 - a. A minimum of 150 square feet per dwelling unit of common open space must be provided. For projects of 10 or more units, areas of common open space may include contiguous landscaped areas with no dimension less than 15 feet. A minimum of 100 square feet per unit of the common open space area must be designed for recreation, which may include but not be limited to picnic areas, sports courts, a soft scape surface covered with turf, sand or similar materials acceptable for use by young children, including play equipment and trees, with no dimension less than 25 feet.
 - b. A minimum of 100 square feet of additional open space must be provided for each unit either as private open space or included in the common open space area.
 - c. Front and street side yard setback areas may not be included toward meeting the open space requirements.
 - d. Provide detail showing the total square footage of common and private open space, then separate the common and open space square footage, and also clarify how much private open space is included in the patio and balcony areas, if any.
8. Special Use Permit review standards. Where a residential use is a conditional use within a given zoning district, the Planning Commission shall make two of the following findings in the affirmative in the review of the Special Use Permit in addition to the required findings of Section 18.02.080 of the Carson City Municipal Code.
 - a. The development is not situated on a primary commercial arterial street frontage.
 - b. The development is integrated into a mixed-use development that includes commercial development.

- c. The applicant has provided evidence that the site is not a viable location for commercial uses.
- d. The site is designated Mixed-Use Commercial, Mixed-Use Residential or Mixed-Use Employment on the Master Plan Land Use Map and the project meets all applicable mixed-use criteria and standards.

Growth Management - CCMC 18.12

- Applies to all residential, commercial and industrial property that is required to be served by city water and/or sewer service within the consolidated municipality of Carson City.
- Any development project for which one of the following city approvals has been granted shall qualify for inclusion on the project list: An approved apartment project containing thirty-one (31) or more units. Approval of a project shall be either an approval of a Special Use Permit as required by this Title or by the Director after completing the major project review process.
- The proposed development qualifies for Growth Management as noted above. A Growth Management Development Project Placement Request form must be submitted with the Building Permit request.

General Issues-

1. If the property line is proposed to be deleted to create only one parcel for this project, a lot line deletion will need to be processed. An application for this process is attached.
2. Due to changing conditions of business and requirements for zoning, master plan and development codes of Carson City, this MPR information will expire and will need to be updated with a new MPR if the developer has not applied for a building permit within one year of the date of the MPR meeting.

As discussed at the MPR meeting, a Special Use Permit approval is required and a Growth Management application may be required. Applications for both of these permits are attached. Please provide the following additional information with the Special Use Permit submission:

- Color samples of the proposed exterior colors.
- Site renderings of the proposed project.
- Conceptual landscaping plan. Include detail of proposed artificial turf locations, square footage, etc.
- Provide location, height and detail of any proposed perimeter fencing. Fencing cannot impede sight distance areas.

The applicant shall provide the following with any building permit submittal in relation to the proposed project in addition to the required plans:

1. Copy of this MPR letter packet.
2. Manufacturer's specification sheets for all exterior lighting.
3. Special Use Permit Notice of Decision.

BUILDING DIVISION

Contact Shawn Keating, Chief Building Official

1. This is new commercial construction. The work will be designed under the 2012 International Building Code, the 2011 National Electrical Code, and the 2012 Uniform Plumbing and either the 2012 Uniform Mechanical Code or 2012 International Mechanical Code. The 2012 International Energy Efficient Code will be adopted by state statute later this year, so it may be wise to design everything under the new code. The codes are locked in on the day the application for the building permit is received.
2. No other codes changes are expected till 2018.
3. The club house should remain a B occupancy.
4. Permit fees value will be based upon \$112.65 living and \$43.33 for Utility. This is the ICC current data table from the Building Journal as of February 2015. For example, a 2000 sq ft home. $2000 \times 112.65 + 225300 \times 0.10 = \text{permit fees } 2253$. Forty percent will be required for deposit upon submission.
5. When the first building plans are ready, I believe a meeting with Fire and Building may expedite the process by reviewing the plans egress together before submission.
6. If the developer wants to use a master plan approach. We can record a Master; the first application will be submitted with the options clearly identifying the master and options. All truss and engineering for those options have to be submitted. As I addressed in item 1, the master would have to reflect the 2012 IECC to build out all of them to preventing a resubmission of all new plans. No field changes of options.
7. This project would have to comply with current Accessible Standards
8. All work needs a Nevada Registered Professional, i.e. contractor's license in the work performed by NRS 624 and license to designer (NRS623) the improvement work. No owner builder exemption.

ENGINEERING AND UTILITIES

Contact Rory Hogen, Assistant Engineer

1. Any engineering work done on this project must be wet stamped and signed by an engineer licensed in Nevada. This will include site, grading, utility and erosion control plans as well as standard details.
2. All construction work must be to Carson City Development Standards (CCDS) and meet the requirements of the Carson City Standard Details.
3. Fresh water must be used for Dust control. Contact Gregg Ruiz at Public Works at 283-7382 for more information.
4. A wet stamped main analysis must be submitted in accordance with CCDS 15.3.1(a) to show that adequate pressure will be delivered to the meter and fire flows meet the minimum requirements of the Carson City Fire Department. Please contact Tom Grundy, P.E. at (775) 283-7081 for fire flow test data.
5. A wet stamped sewer analysis must be submitted that includes addressing the effect of flows on the existing City system. See section 15.3.2 of CCDS.

6. If a commercial fire line is required, the system must be designed by an engineer. The double check assembly must be above ground in a hot box, and located as close to the property line (on the private side) as possible. Please see Chapter 445A of Nevada Administrative Code.
7. A private testing agreement will be necessary for the compaction and material testing in the street right of way. The form can be obtained through Carson City Permit Engineering.
8. The domestic water service line will need a reduced pressure backflow preventer as shown in Chapter 445A of the Nevada Administrative Code.
9. The irrigation service will need a reduced pressure backflow preventer if a vacuum breaker system cannot be designed to operate properly.
10. An erosion control plan meeting section 13 of CCDS will be required in the plan set.
11. Please show all existing water and sewer utilities, including mains in the street.
12. Any existing water and sewer services not being used must be abandoned at the main.
13. New electrical service must be underground.
14. Please show gas and electric connections for this project.
15. A water and sewer connection fee form will be required. Please submit with the construction permit application. This should include the form, the calculations used, and any back up information.
16. Any work performed in the street right of way will require a traffic control plan and a time line type schedule to be submitted before the work can begin. A minimum of one week notice must be given before any work can begin in the street right of way.
17. The sidewalk along the GS Richards Blvd frontage must be maintained at 10 feet wide. The location of the fire hydrant and utility boxes must be addressed if the sidewalk is moved.
18. The westerly driveway approach needs to be moved outside the Ivy Baldwin Circle, preferably onto Country Club Dr.

These comments are based on a very general site plan and do not indicate a complete review. All pertinent requirements of Nevada State Law, Carson City Code, and Carson City Development Standards will still apply whether mentioned in this letter or not.

FIRE DEPARTMENT

Contact Dave Ruben, Fire Prevention Captain

1. Project must comply with 2012 IFC and Northern Nevada Amendments.
2. All residential (R-2) buildings must have fire sprinklers. The clubhouse as presented does not require fire sprinklers but we would recommend them to ensure future flexibility for use of the space. Sprinklers require a dedicated function fire alarm unit to provide supervision of water flow notification and tamper valves.
3. NAC 477.283 has been revised as of January 2015 to allow NFPA 13R sprinkler systems in R-2 occupancies over 2 stories.
4. FDC and PIV locations must be approved by CCFD.
5. Additional hydrants will be required on the site. Spacing must meet IFC Appendix C.

6. Knox boxes will be required with final locations to be approved by CCFD.
7. Electric gates must have Knox key switches.
8. Gates should allow room for fire engines to not cause stacking on the roadway. We can discuss this further if there are site constraints.
9. A manual fire alarm system may be required depending on final design. We discussed use of the exception in IFC 907.2.9.1 Exception #2 that allows for the elimination of manual pull stations if the building is sprinklered and there are notification devices throughout.
10. The driveway entrances as discussed off Country Club and GS Richards were acceptable.

HEALTH DEPARTMENT

Contact Dustin Boothe, Environmental Health Specialist

1. If the project continues with a pool, this pool must be designed in accordance with Nevada Revised Statutes and Nevada Administrative Code 444. Plans will need to be submitted to the Carson City Building Department.

PARKS AND RECREATION DEPARTMENT

Contact Vern Krahn, Park Planner

1. The apartments will be subject to the collection of Residential Construction Tax based on the formula for this type of dwelling unit.
2. There is an existing 10' wide concrete multi-use path along the west side of GS Richards Blvd. This facility is identified in the Unified Pathways Master Plan as an existing off-street facility. It is an important pedestrian/bicycle connection within the Silver Oak development and is a critical facility within the City's overall multi-use path system. In addition, this facility is identified on the Silver Oak development's approved tentative map and as a result, is required facility within the development.
3. As discussed at the MPR meeting, the apartments will be surrounded by a 6' tall ornamental fence. Having said that --- It is important for the developer to provide a minimum 3' clearance from the edge of multi-use path to the fence for safety and clearance issues.
4. The project's site plan identifies a number of landscape areas within the development. The City will NOT be responsible for maintaining any of these proposed landscape areas. It will be the responsibility of the developer to maintain/irrigate the project's landscaping and keep the plant material in a healthy condition.
5. There are no City Open Space Program requirements or issues of concern related to this project.

PUBLIC WORKS-TRANSPORTATION

Contact Daniel Doenges, Senior Transportation Planner

1. We have a concern with the proposed driveway located right on the traffic circle. The proposed access could degrade the operation of the traffic circle at peak times, present safety issues, and does not meet the City's driveway spacing requirements. We request that they utilize the existing curb cut on Country Club Drive. That way two access points would be available, including the one on G.S. Richards Blvd at the northeast end of the proposed development.

PUBLIC WORKS-ENVIRONMENTAL

Contact Mark Irwin, Environmental Control Officer

1. Environmental Control Authority has no comments

The aforementioned comments are based on the Major Project Review Committee's review. If you have any questions, please feel free to contact the following members of staff, Monday through Friday 8:00 AM to 4:00 PM.

Planning Division –

Kathe Green, Assistant Planner
(775) 283-7071
Email: kgreen@carson.org

Engineering Division –

Rory Hogen, Assistant Engineer
(775) 887-2300
Email: rhogen@carson.org

Building Division –

Shawn Keating, Chief Building Official ()
(775) 887-2310
Email: skeating@carson.org

Fire Prevention –

Dave Ruben, Fire Prevention Captain
(775) 283-7153
Email: druben@carson.org

Health Department –

Dustin Boothe, Environmental Health Specialist
(775) 887-2190
Email: dboothe@carson.org

Parks and Recreation Department –

Vern Krahn, Park Planner
(775) 887-7343
Email: vkrahn@carson.org

Transportation –

Daniel Doenges, Senior Transportation Planner
(775) 887-2355
Email ddoenges@carson.org

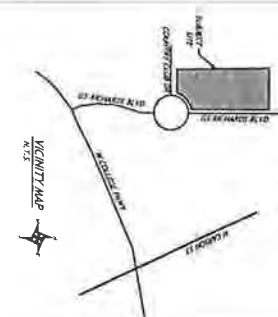
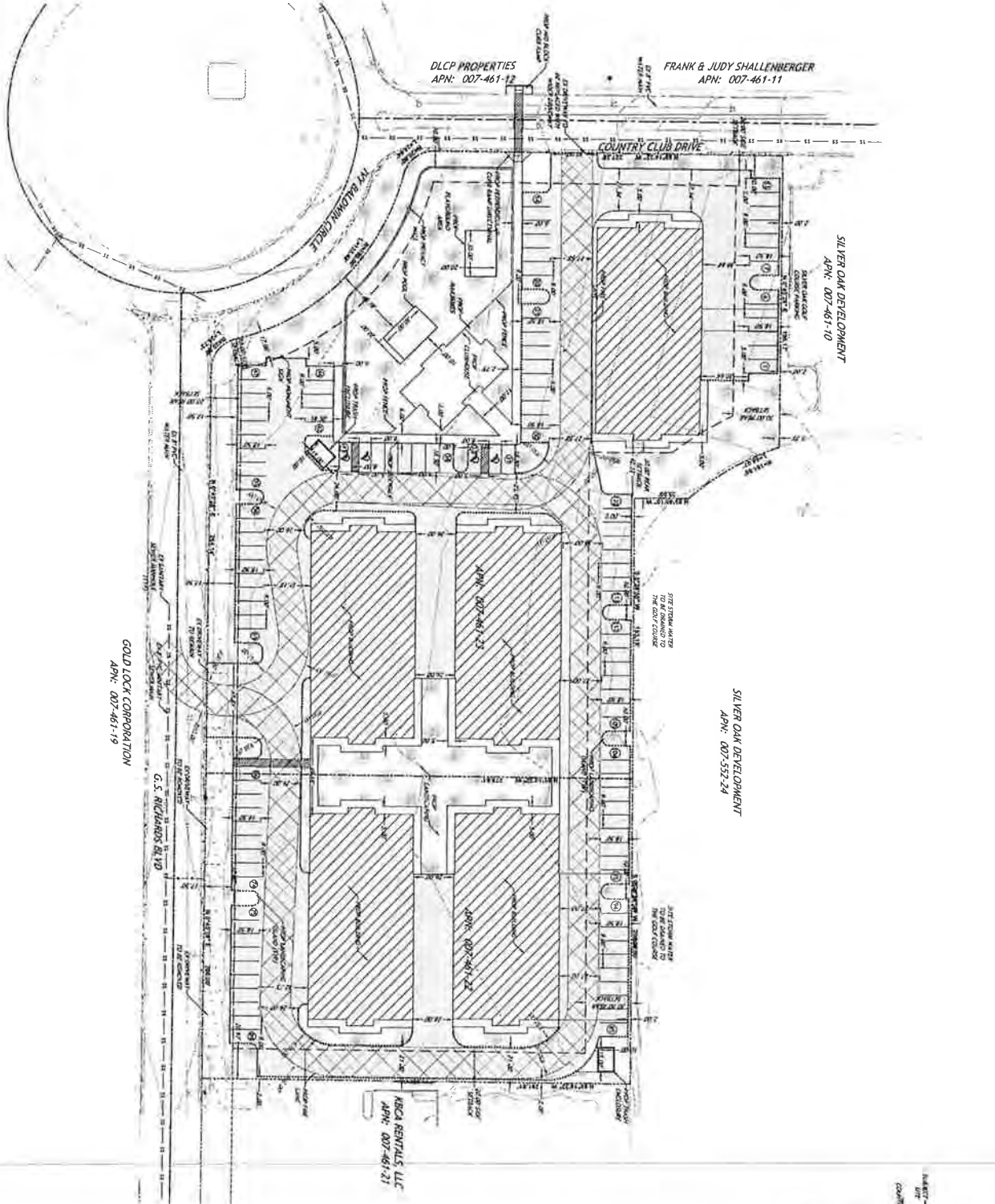
Environmental Control –
Mark Irwin, Environmental Control Officer
(775) 283-7380
Email: mirwin@carson.org

Sincerely,
Community Development Department, Planning Division

Kathe Green

Kathe Green
Assistant Planner

cc: Major Project Review Committee
MPR-15-029



C1
 Backup Packet 5 of 1

PRELIMINARY SITE PLAN
APN: 007-461-22 & -23
GS Richards Boulevard
CARSON CITY

NV

Silver Oak Development Company
 Limited Partnership
 3075 College Drive
 Carson City, NV 89703
 PH (775) 882-4302

REVISIONS



Horizontal Siding Painted "Beach Bum" - KM3964-1



Metal Roof - Cool Metallic Silver



Stucco - Inglenook Olive - KM-HL4294-3



Stucco - Bungalow Maple - KM-HL4291-2



Stucco - Leather Chair - KM-4206-5

GS Richards Apartments
GS Richards Blvd - Country Club Drive
apn 00746122, 00746123

Color Board

Project Status



8985 Double Diamond Pkwy - Suite B8
Reno, NV 89521
775 827 9977 phone
775 490 0018 fax
frame@framearchitecture.com

CB1

8/16/2015 2:52:05

Backup Packet 5

SOLAEGUI
ENGINEERS, LTD

SILVER OAK APARTMENTS

TRAFFIC STUDY

JANUARY, 2015

Prepared by:
Solaegui Engineers, Ltd.
715 H Street
Sparks, Nevada 89431
(775) 358-1004

APPENDIX

Average Rate Trip Calculations
For 90 Dwelling Units of Apartments(220) - [R]

Project:
Phase:

Open Date:
Analysis Date:

Description:

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	6.65	3.07	1.00	599
7-9 AM Peak Hour Enter	0.10	0.00	1.00	9
7-9 AM Peak Hour Exit	0.41	0.00	1.00	37
7-9 AM Peak Hour Total	0.51	0.73	1.00	46
4-6 PM Peak Hour Enter	0.40	0.00	1.00	36
4-6 PM Peak Hour Exit	0.22	0.00	1.00	20
4-6 PM Peak Hour Total	0.62	0.82	1.00	56
Saturday 2-Way Volume	6.39	2.99	1.00	575
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.52	0.74	1.00	47

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation Manual, 9th Edition, 2012

TRIP GENERATION 2013, TRAFFICWARE, LLC

HCS+: Unsignalized Intersections Release 5.6

TWO-WAY STOP CONTROL SUMMARY

Analyst: MSH
 Agency/Co.: Solaegui Engineers
 Date Performed: 1/14/2015
 Analysis Time Period: AM Peak Hour
 Intersection: College & GS Richards
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: Existing
 Project ID: Silver Oak Apartments
 East/West Street: College Parkway
 North/South Street: GS Richards Boulevard
 Intersection Orientation: EW Study period (hrs): 0.25

Major Street:	Approach Movement	Eastbound				Westbound		
		1 L	2 T	3 R	4 L	5 T	6 R	
Volume		35	272			197	33	
Peak-Hour Factor, PHF		0.90	0.90			0.90	0.90	
Hourly Flow Rate, HFR		38	302			218	36	
Percent Heavy Vehicles		2						
Median Type/Storage		Raised curb				/ 0		
RT Channelized?							No	
Lanes		1	1			1	1	
Configuration		L	T			T	R	
Upstream Signal?			No			No		

Minor Street:	Approach Movement	Northbound			Southbound		
		7 L	8 T	9 R	10 L	11 T	12 R
Volume					2		6
Peak Hour Factor, PHF					0.90		0.90
Hourly Flow Rate, HFR					2		6
Percent Heavy Vehicles					2		2
Percent Grade (%)		0				0	
Flared Approach: Exists?/Storage					/		No /
Lanes					0		0
Configuration						LR	

Approach Movement	Delay, Queue Length, and Level of Service							
	EB	WB	Northbound			Southbound		
Lane Config	1 L	4 	7 	8 	9 	10 	11 LR	12
v (vph)	38						8	
C(m) (vph)	1301						673	
v/c	0.03						0.01	
95% queue length	0.09						0.04	
Control Delay	7.9						10.4	
LOS	A						B	
Approach Delay							10.4	
Approach LOS							B	

TWO-WAY STOP CONTROL SUMMARY

Analyst: MSH
 Agency/Co.: Solaegui Engineers
 Date Performed: 1/14/2015
 Analysis Time Period: PM Peak Hour
 Intersection: College & GS Richards
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: Existing
 Project ID: Silver Oak Apartments
 East/West Street: College Parkway
 North/South Street: GS Richards Boulevard
 Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street: Approach Movement	Eastbound				Westbound		
	1 L	2 T	3 R	4 L	5 T	6 R	
Volume	7	341			338	4	
Peak-Hour Factor, PHF	0.90	0.90			0.90	0.90	
Hourly Flow Rate, HFR	7	378			375	4	
Percent Heavy Vehicles	2	--	--		--	--	
Median Type/Storage	Raised curb				/ 0		
RT Channelized?						No	
Lanes	1	1			1	1	
Configuration	L	T			T	R	
Upstream Signal?	No				No		

Minor Street: Approach Movement	Northbound			Southbound			
	7 L	8 T	9 R	10 L	11 T	12 R	
Volume				32		26	
Peak Hour Factor, PHF				0.90		0.90	
Hourly Flow Rate, HFR				35		28	
Percent Heavy Vehicles				2		2	
Percent Grade (%)	0				0		
Flared Approach: Exists?/Storage				/		No /	
Lanes				0		0	
Configuration					LR		

Delay, Queue Length, and Level of Service

Approach Movement Lane Config	EB	WB	Northbound			Southbound		
	1	4	7	8	9	10	11	12
v (vph)	7						63	
C(m) (vph)	1169						452	
v/c	0.01						0.14	
95% queue length	0.02						0.48	
Control Delay	8.1						14.3	
LOS	A						B	
Approach Delay							14.3	
Approach LOS							B	

TWO-WAY STOP CONTROL SUMMARY

Analyst: MSH
 Agency/Co.: Solaegui Engineers
 Date Performed: 1/14/2015
 Analysis Time Period: AM Peak Hour
 Intersection: College & GS Richards
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: Existing + Project
 Project ID: Silver Oak Apartments
 East/West Street: College Parkway
 North/South Street: GS Richards Boulevard
 Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach Movement	Eastbound				Westbound		
		1 L	2 T	3 R	4 L	5 T	6 R	
Volume		36	272			197	38	
Peak-Hour Factor, PHF		0.90	0.90			0.90	0.90	
Hourly Flow Rate, HFR		40	302			218	42	
Percent Heavy Vehicles		2	--	--		--	--	
Median Type/Storage		Raised curb				/ 0		
RT Channelized?							No	
Lanes		1	1			1	1	
Configuration		L	T			T	R	
Upstream Signal?			No			No		

Minor Street:	Approach Movement	Northbound				Southbound		
		7 L	8 T	9 R	10 L	11 T	12 R	
Volume					24		10	
Peak Hour Factor, PHF					0.90		0.90	
Hourly Flow Rate, HFR					26		11	
Percent Heavy Vehicles					2		2	
Percent Grade (%)			0			0		
Flared Approach: Exists?/Storage					/		No /	
Lanes					0		0	
Configuration						LR		

Delay, Queue Length, and Level of Service

Approach Movement	EB	WB	Northbound			Southbound		
			7	8	9	10	11	12
Lane Config	L							LR
v (vph)	40							37
C(m) (vph)	1294							510
v/c	0.03							0.07
95% queue length	0.10							0.23
Control Delay	7.9							12.6
LOS	A							B
Approach Delay								12.6
Approach LOS								B

TWO-WAY STOP CONTROL SUMMARY

Analyst: MSH
 Agency/Co.: Solaegui Engineers
 Date Performed: 1/14/2015
 Analysis Time Period: PM Peak Hour
 Intersection: College & GS Richards
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: Existing + Project
 Project ID: Silver Oak Apartments
 East/West Street: College Parkway
 North/South Street: GS Richards Boulevard
 Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach Movement	Eastbound				Westbound		
		1 L	2 T	3 R	4 L	5 T	6 R	
Volume		10	341			338	26	
Peak-Hour Factor, PHF		0.90	0.90			0.90	0.90	
Hourly Flow Rate, HFR		11	378			375	28	
Percent Heavy Vehicles		2	--	--		--	--	
Median Type/Storage		Raised curb				/ 0		
RT Channelized?							No	
Lanes		1	1			1	1	
Configuration		L	T			T	R	
Upstream Signal?			No			No		

Minor Street:	Approach Movement	Northbound				Southbound		
		7 L	8 T	9 R	10 L	11 T	12 R	
Volume					44		28	
Peak Hour Factor, PHF					0.90		0.90	
Hourly Flow Rate, HFR					48		31	
Percent Heavy Vehicles					2		2	
Percent Grade (%)		0				0		
Flared Approach: Exists?/Storage					/		No /	
Lanes					0		0	
Configuration						LR		

Delay, Queue Length, and Level of Service

Approach Movement	EB	WB	Northbound			Southbound		
			7	8	9	10	11	12
Lane Config	L						LR	
v (vph)	11						79	
C(m) (vph)	1146						434	
v/c	0.01						0.18	
95% queue length	0.03						0.66	
Control Delay	8.2						15.1	
LOS	A						C	
Approach Delay							15.1	
Approach LOS							C	

HCS+: Unsignalized Intersections Release 5.6

TWO-WAY STOP CONTROL SUMMARY

Analyst: MSH
 Agency/Co.: Solaegui Engineers
 Date Performed: 1/14/2015
 Analysis Time Period: AM Peak Hour
 Intersection: College & GS Richards
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: 2035 Base
 Project ID: Silver Oak Apartments
 East/West Street: College Parkway
 North/South Street: GS Richards Boulevard
 Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach Movement	Eastbound				Westbound		
		1 L	2 T	3 R	4 L	5 T	6 R	
Volume		43	332			241	41	
Peak-Hour Factor, PHF		0.90	0.90			0.90	0.90	
Hourly Flow Rate, HFR		47	368			267	45	
Percent Heavy Vehicles		2	--	--		--	--	
Median Type/Storage		Raised curb				/ 0		
RT Channelized?							No	
Lanes		1	1			1	1	
Configuration		L	T			T	R	
Upstream Signal?			No			No		

Minor Street:	Approach Movement	Northbound				Southbound		
		7 L	8 T	9 R	10 L	11 T	12 R	
Volume					3		8	
Peak Hour Factor, PHF					0.90		0.90	
Hourly Flow Rate, HFR					3		8	
Percent Heavy Vehicles					2		2	
Percent Grade (%)			0			0		
Flared Approach: Exists?/Storage					/		No /	
Lanes					0		0	
Configuration						LR		

Delay, Queue Length, and Level of Service

Approach Movement	EB	WB	Northbound			Southbound		
			7	8	9	10	11	12
Lane Config	L						LR	
v (vph)	47						11	
C(m) (vph)	1238						590	
v/c	0.04						0.02	
95% queue length	0.12						0.06	
Control Delay	8.0						11.2	
LOS	A						B	
Approach Delay							11.2	
Approach LOS							B	

HCS+: Unsignalized Intersections Release 5.6

TWO-WAY STOP CONTROL SUMMARY

Analyst: MSH
 Agency/Co.: Solaegui Engineers
 Date Performed: 1/14/2015
 Analysis Time Period: PM Peak Hour
 Intersection: College & GS Richards
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: 2035 Base
 Project ID: Silver Oak Apartments
 East/West Street: College Parkway
 North/South Street: GS Richards Boulevard
 Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach Movement	Eastbound				Westbound		
		1 L	2 T	3 R	4 L	5 T	6 R	
Volume		9	416			413	5	
Peak-Hour Factor, PHF		0.90	0.90			0.90	0.90	
Hourly Flow Rate, HFR		10	462			458	5	
Percent Heavy Vehicles		2	--	--		--	--	
Median Type/Storage		Raised curb				/ 0		
RT Channelized?							No	
Lanes		1	1			1	1	
Configuration		L	T			T	R	
Upstream Signal?			No			No		

Minor Street:	Approach Movement	Northbound				Southbound		
		7 L	8 T	9 R	10 L	11 T	12 R	
Volume					39		32	
Peak Hour Factor, PHF					0.90		0.90	
Hourly Flow Rate, HFR					43		35	
Percent Heavy Vehicles					2		2	
Percent Grade (%)			0			0		
Flared Approach: Exists?/Storage					/		No /	
Lanes					0		0	
Configuration						LR		

Delay, Queue Length, and Level of Service

Approach Movement	EB	WB	Northbound			Southbound		
			7	8	9	10	11	12
Lane Config	L						LR	
v (vph)	10						78	
C(m) (vph)	1089						371	
v/c	0.01						0.21	
95% queue length	0.03						0.78	
Control Delay	8.3						17.3	
LOS	A						C	
Approach Delay							17.3	
Approach LOS							C	

HCS+: Unsignalized Intersections Release 5.6

TWO-WAY STOP CONTROL SUMMARY

Analyst: MSH
 Agency/Co.: Solaegui Engineers
 Date Performed: 1/14/2015
 Analysis Time Period: AM Peak Hour
 Intersection: College & GS Richards
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: 2035 Base + Project
 Project ID: Silver Oak Apartments
 East/West Street: College Parkway
 North/South Street: GS Richards Boulevard
 Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach Movement	Eastbound				Westbound		
		1 L	2 T	3 R	4 L	5 T	6 R	
Volume		44	332			241	46	
Peak-Hour Factor, PHF		0.90	0.90			0.90	0.90	
Hourly Flow Rate, HFR		48	368			267	51	
Percent Heavy Vehicles		2	--	--		--	--	
Median Type/Storage		Raised curb				/ 0		
RT Channelized?							No	
Lanes		1	1			1	1	
Configuration		L	T			T	R	
Upstream Signal?			No			No		

Minor Street:	Approach Movement	Northbound				Southbound		
		7 L	8 T	9 R	10 L	11 T	12 R	
Volume					25		12	
Peak Hour Factor, PHF					0.90		0.90	
Hourly Flow Rate, HFR					27		13	
Percent Heavy Vehicles					2		2	
Percent Grade (%)		0				0		
Flared Approach: Exists?/Storage					/		No /	
Lanes					0		0	
Configuration						LR		

Delay, Queue Length, and Level of Service

Approach Movement	EB	WB	Northbound			Southbound		
			7	8	9	10	11	12
Lane Config	L							LR
v (vph)	48						40	
C(m) (vph)	1232						441	
v/c	0.04						0.09	
95% queue length	0.12						0.30	
Control Delay	8.0						14.0	
LOS	A						B	
Approach Delay							14.0	
Approach LOS							B	

TWO-WAY STOP CONTROL SUMMARY

Analyst: MSH
 Agency/Co.: Solaegui Engineers
 Date Performed: 1/14/2015
 Analysis Time Period: PM Peak Hour
 Intersection: College & GS Richards
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: 2035 Base + Project
 Project ID: Silver Oak Apartments
 East/West Street: College Parkway
 North/South Street: GS Richards Boulevard
 Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach Movement	Eastbound				Westbound	
		1 L	2 T	3 R	4 L	5 T	6 R
Volume		12	416			413	27
Peak-Hour Factor, PHF		0.90	0.90			0.90	0.90
Hourly Flow Rate, HFR		13	462			458	30
Percent Heavy Vehicles		2	--	--		--	--
Median Type/Storage		Raised curb				/ 0	
RT Channelized?							No
Lanes		1	1			1	1
Configuration		L	T			T	R
Upstream Signal?			No			No	

Minor Street:	Approach Movement	Northbound			Southbound		
		7 L	8 T	9 R	10 L	11 T	12 R
Volume					51		34
Peak Hour Factor, PHF					0.90		0.90
Hourly Flow Rate, HFR					56		37
Percent Heavy Vehicles					2		2
Percent Grade (%)			0			0	
Flared Approach: Exists?/Storage					/		No /
Lanes					0		0
Configuration						LR	

Delay, Queue Length, and Level of Service

Approach Movement	EB	WB	Northbound			Southbound		
			7	8	9	10	11	12
Lane Config	L						LR	
v (vph)	13						93	
C(m) (vph)	1067						355	
v/c	0.01						0.26	
95% queue length	0.04						1.03	
Control Delay	8.4						18.7	
LOS	A						C	
Approach Delay							18.7	
Approach LOS							C	

HCS 2010 Roundabouts 6.60

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ROUNDBOUT ANALYSIS

Analyst: MSH
 Agency/Co.: Solaegui Engineers
 Date Performed: 1/14/2015
 Analysis Time Period: AM Peak Hour
 Intersection: GS Richards & Country Club
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: Existing
 Project ID: Silver Oak Apartments
 East/West Street: Country Club Drive
 North/South Street: GS Richards Boulevard

Volume Adjustments and Site Characteristics

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume	0		3				2	51			11	1
U-Turn Vol	0			0			0			0		
% Thrus Left Lane												
	Eastbound			Westbound			Northbound			Southbound		
	Left	Right	BP	Left	Right	BP	Left	Right	BP	Left	Right	BP
Lane Assn.	LR						LT			TR		
RT Bypass	None			None			None			None		
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
%HV	2	2	2	2	2	2	2	2	2	2	2	2
NumPeds	5			0			5			5		
U-Turn PHF	0.90			0.90			0.90			0.90		
U-Turn %HV	2			2			2			2		
Flow Rate	0	0	3	0	0	0	2	58	0	0	12	1
No. Lanes	0	0	0	0	0	0	0	1	0	0	1	0
Cnfl. Lanes	1			1			1			1		
Duration, T	0.25 hrs.											

Critical and Follow-Up Headway Adjustment

	Eastbound			Westbound			Northbound			Southbound		
Crit. Hdwy	5.1929	5.1929	5.1929	5.1929	5.1929	5.1929	5.1929	5.1929	5.1929	5.1929	5.1929	5.1929
Crit. Hdwy	5.1929	5.1929	5.1929	5.1929	5.1929	5.1929	5.1929	5.1929	5.1929	5.1929	5.1929	5.1929
Flup. Hdwy	3.1858	3.1858	3.1858	3.1858	3.1858	3.1858	3.1858	3.1858	3.1858	3.1858	3.1858	3.1858
Flup. Hdwy	3.1858	3.1858	3.1858	3.1858	3.1858	3.1858	3.1858	3.1858	3.1858	3.1858	3.1858	3.1858

Flow Computations

	Eastbound	Westbound	Northbound	Southbound
Circ. Flow	12	60	0	2
Exit. Flow	0	3	58	16

Capacity and Level of Service

Eastbound Westbound Northbound Southbound

	Left	Right	BP	Left	Right	BP	Left	Right	BP	Left	Right	BP
Entry Flow	3			14			60			14		
Entry Cap.	1116			0			1130			1127		
Volume (vph)	3						59			14		
Cap. (vph)	1093			0			1107			1105		
v/c Ratio	0.00						0.05			0.01		
Critical Lane	*						*			*		
Lane Delay	3.3						3.7			3.4		
Lane LOS	A			F			A			A		
95 % Queue	0.0						0.2			0.0		
Approach:												
Delay	3.32						3.70			3.36		
LOS	A						A			A		
Intersection Delay	3.62						Intersection LOS	A				

HCS 2010 Roundabouts 6.60

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ROUNDABOUT ANALYSIS

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 Analysis Time Period: PM Peak Hour
 Intersection: GS Richards & Country Club
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: Existing
 Project ID: Silver Oak Apartments
 East/West Street: Country Club Drive
 North/South Street: GS Richards Boulevard

Volume Adjustments and Site Characteristics

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume	1		12				4	13			28	1
U-Turn Vol	0			0			0			0		
% Thrus Left Lane												
	Eastbound			Westbound			Northbound			Southbound		
	Left Right BP			Left Right BP			Left Right BP			Left Right BP		
Lane Assn.	LR						LT			TR		
RT Bypass	None			None			None			None		
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
%HV	2	2	2	2	2	2	2	2	2	2	2	2
NumPeds	5			0			5			5		
U-Turn PHF	0.90			0.90			0.90			0.90		
U-Turn %HV	2			2			2			2		
Flow Rate	1	0	14	0	0	0	5	15	0	0	32	1
No. Lanes	0	0	0	0	0	0	0	1	0	0	1	0
Cnfl. Lanes	1			1			1			1		
Duration, T	0.25 hrs.											

Critical and Follow-Up Headway Adjustment

	Eastbound			Westbound			Northbound			Southbound		
Crit. Hdwy	5.1929		5.1929	5.1929			5.1929			5.1929		5.1929
	Northbound			Southbound			Eastbound			Westbound		
Crit. Hdwy	5.1929		5.1929	5.1929			5.1929			5.1929		5.1929
	Eastbound			Westbound			Northbound			Southbound		
Flup. Hdwy	3.1858		3.1858	3.1858			3.1858			3.1858		3.1858
	Northbound			Southbound			Eastbound			Westbound		
Flup. Hdwy	3.1858		3.1858	3.1858			3.1858			3.1858		3.1858

Flow Computations

	Eastbound	Westbound	Northbound	Southbound
Circ. Flow	32	21	1	5
Exit. Flow	0	6	16	45

Capacity and Level of Service

Eastbound Westbound Northbound Southbound

	Left	Right	BP	Left	Right	BP	Left	Right	BP	Left	Right	BP
Entry Flow		15			32			19			33	
Entry Cap.		1095			0			1129			1125	
Volume (vph)		15						19			32	
Cap. (vph)		1073			0			1106			1102	
v/c Ratio		0.01						0.02			0.03	
Critical Lane		*						*			*	
Lane Delay		3.5						3.4			3.5	
Lane LOS		A			F			A			A	
95 % Queue		0.0						0.1			0.1	
Approach:												
Delay		3.47						3.39			3.51	
LOS		A						A			A	
Intersection Delay		3.47						Intersection LOS			A	

HCS 2010 Roundabouts 6.60

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ROUNDBOUT ANALYSIS

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 Analysis Time Period: AM Peak Hour
 Intersection: GS Richards & Country Club
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: Existing + Project
 Project ID: Silver Oak Apartments
 East/West Street: Country Club Drive
 North/South Street: GS Richards Boulevard

Volume Adjustments and Site Characteristics

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume	3		11				4	55			29	1
U-Turn Vol	0			0			0			0		
% Thrus Left Lane												
	Eastbound			Westbound			Northbound			Southbound		
	Left Right BP			Left Right BP			Left Right BP			Left Right BP		
Lane Assn.	LR			LR			LT			TR		
RT Bypass	None			None			None			None		
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
%HV	2	2	2	2	2	2	2	2	2	2	2	2
NumPeds	5			0			5			5		
U-Turn PHF	0.90			0.90			0.90			0.90		
U-Turn %HV	2			2			2			2		
Flow Rate	3	0	12	0	0	0	5	62	0	0	33	1
No. Lanes	0	0	0	0	0	0	0	1	0	0	1	0
Cnfl. Lanes	1			1			1			1		
Duration, T	0.25 hrs.											

Critical and Follow-Up Headway Adjustment

	Eastbound			Westbound			Northbound			Southbound		
Crit. Hdwy	5.1929		5.1929	5.1929			5.1929	5.1929			5.1929	5.1929
	Northbound			Southbound			Eastbound			Westbound		
Crit. Hdwy	5.1929		5.1929	5.1929			5.1929	5.1929			5.1929	5.1929
	Eastbound			Westbound			Northbound			Southbound		
Flup. Hdwy	3.1858		3.1858	3.1858			3.1858	3.1858			3.1858	3.1858
	Northbound			Southbound			Eastbound			Westbound		
Flup. Hdwy	3.1858		3.1858	3.1858			3.1858	3.1858			3.1858	3.1858

Flow Computations

	Eastbound	Westbound	Northbound	Southbound
Circ. Flow	33	70	3	5
Exit. Flow	0	6	66	45

Capacity and Level of Service

Eastbound Westbound Northbound Southbound

	Left	Right	BP	Left	Right	BP	Left	Right	BP	Left	Right	BP
Entry Flow		16			33			67			34	
Entry Cap.		1093			0			1126			1125	
Volume (vph)		16						66			33	
Cap. (vph)		1071			0			1103			1102	
v/c Ratio		0.01						0.06			0.03	
Critical Lane		*						*			*	
Lane Delay		3.5						3.8			3.5	
Lane LOS		A			F			A			A	
95 % Queue		0.0						0.2			0.1	
Approach:												
Delay		3.48						3.77			3.52	
LOS		A						A			A	
Intersection Delay		3.66						Intersection LOS			A	

HCS 2010 Roundabouts 6.60

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ROUNDBOUT ANALYSIS

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 Date Performed: 1/14/2015
 Analysis Time Period: PM Peak Hour
 Intersection: GS Richards & Country Club
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: Existing + Project
 Project ID: Silver Oak Apartments
 East/West Street: Country Club Drive
 North/South Street:

Volume Adjustments and Site Characteristics

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume	3		16				11	31			38	1
U-Turn Vol	0			0			0			0		
% Thrus Left Lane												
Lane Assn.	Eastbound			Westbound			Northbound			Southbound		
	Left	Right	BP	Left	Right	BP	Left	Right	BP	Left	Right	BP
RT Bypass	None			None			None			None		
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
%HV	2	2	2	2	2	2	2	2	2	2	2	2
NumPeds	5			0			5			5		
U-Turn PHF	0.90			0.90			0.90			0.90		
U-Turn %HV	2			2			2			2		
Flow Rate	3	0	18	0	0	0	12	35	0	0	43	1
No. Lanes	0	0	0	0	0	0	0	1	0	0	1	0
Cnfl. Lanes	1			1			1			1		
Duration, T	0.25 hrs.											

Critical and Follow-Up Headway Adjustment

	Eastbound			Westbound			Northbound			Southbound		
	Left	Right	BP	Left	Right	BP	Left	Right	BP	Left	Right	BP
Crit. Hdwy	5.1929		5.1929	5.1929			5.1929			5.1929		5.1929
Crit. Hdwy	5.1929		5.1929	5.1929			5.1929			5.1929		5.1929
Flup. Hdwy	3.1858		3.1858	3.1858			3.1858			3.1858		3.1858
Flup. Hdwy	3.1858		3.1858	3.1858			3.1858			3.1858		3.1858

Flow Computations

	Eastbound	Westbound	Northbound	Southbound
Circ. Flow	43	50	3	12
Exit. Flow	0	14	39	61

Capacity and Level of Service

Eastbound Westbound Northbound Southbound

	Left	Right	BP	Left	Right	BP	Left	Right	BP	Left	Right	BP
Entry Flow	22			43			48			44		
Entry Cap.	1082			0			1126			1116		
Volume (vph)	22						47			43		
Cap. (vph)	1060			0			1103			1093		
v/c Ratio	0.02						0.04			0.04		
Critical Lane	*						*			*		
Lane Delay	3.6						3.6			3.6		
Lane LOS	A			F			A			A		
95 % Queue	0.1						0.1			0.1		
Approach:												
Delay	3.57						3.62			3.63		
LOS	A						A			A		
Intersection Delay	3.61						Intersection LOS			A		

HCS 2010 Roundabouts 6.60

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ROUNDABOUT ANALYSIS

Analyst: MSH
 Agency/Co.: Solaegui Engineers
 Date Performed: 1/14/2015
 Analysis Time Period: AM Peak Hour
 Intersection: GS Richards & Country Club
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: 2035 Base
 Project ID: Silver Oak Apartments
 East/West Street: Country Club Drive
 North/South Street: GS Richards Boulevard

Volume Adjustments and Site Characteristics

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume	1		4				3	63			14	2
U-Turn Vol	0			0			0			0		
% Thrus Left Lane												
	Eastbound			Westbound			Northbound			Southbound		
	Left Right BP			Left Right BP			Left Right BP			Left Right BP		
Lane Assn.	LR			LR			LT			TR		
RT Bypass	None			None			None			None		
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
%HV	2	2	2	2	2	2	2	2	2	2	2	2
NumPeds	5			0			5			5		
U-Turn PHF	0.90			0.90			0.90			0.90		
U-Turn %HV	2			2			2			2		
Flow Rate	1	0	5	0	0	0	3	71	0	0	16	2
No. Lanes	0	0	0	0	0	0	0	1	0	0	1	0
Cnfl. Lanes	1			1			1			1		
Duration, T	0.25 hrs.											

Critical and Follow-Up Headway Adjustment

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Crit. Hdwy	5.1929		5.1929	5.1929			5.1929			5.1929		5.1929
Crit. Hdwy	5.1929		5.1929	5.1929			5.1929			5.1929		5.1929
Flup. Hdwy	3.1858		3.1858	3.1858			3.1858			3.1858		3.1858
Flup. Hdwy	3.1858		3.1858	3.1858			3.1858			3.1858		3.1858

Flow Computations

	Eastbound	Westbound	Northbound	Southbound
Circ. Flow	16	75	1	3
Exit. Flow	0	6	73	20

Capacity and Level of Service

Eastbound Westbound Northbound Southbound

	Left	Right	BP	Left	Right	BP	Left	Right	BP	Left	Right	BP
Entry Flow	6			18			75			18		
Entry Cap.	1112			0			1129			1126		
Volume (vph)	6						74			18		
Cap. (vph)	1090			0			1106			1103		
v/c Ratio	0.01						0.07			0.02		
Critical Lane	*						*			*		
Lane Delay	3.3						3.8			3.4		
Lane LOS	A			F			A			A		
95 % Queue	0.0						0.2			0.0		
Approach:												
Delay	3.35						3.82			3.40		
LOS	A						A			A		
Intersection Delay	3.71						Intersection LOS	A				

HCS 2010 Roundabouts 6.60

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ROUNDBOUT ANALYSIS

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 Intersection: GS Richards & Country Club
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: 2035 Base
 Project ID: Silver Oak Apartments
 East/West Street: Country Club Drive
 North/South Street: GS Richards Boulevard

Volume Adjustments and Site Characteristics

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume	2		15				5	16			35	2
U-Turn Vol	0			0			0			0		
% Thrus Left Lane												
Lane Assn.	Eastbound			Westbound			Northbound			Southbound		
	Left	Right	BP	Left	Right	BP	Left	Right	BP	Left	Right	BP
RT Bypass	LR			LR			LT			TR		
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
%HV	2	2	2	2	2	2	2	2	2	2	2	2
NumPeds	5			0			5			5		
U-Turn PHF	0.90			0.90			0.90			0.90		
U-Turn %HV	2			2			2			2		
Flow Rate	2	0	17	0	0	0	6	18	0	0	40	2
No. Lanes	0	0	0	0	0	0	0	1	0	0	1	0
Cnfl. Lanes	1			1			1			1		
Duration, T	0.25 hrs.											

Critical and Follow-Up Headway Adjustment

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Crit. Hdwy	5.1929		5.1929	5.1929			5.1929			5.1929		5.1929
Crit. Hdwy	5.1929		5.1929	5.1929			5.1929			5.1929		5.1929
Flup. Hdwy	3.1858		3.1858	3.1858			3.1858			3.1858		3.1858
Flup. Hdwy	3.1858		3.1858	3.1858			3.1858			3.1858		3.1858

Flow Computations

	Eastbound	Westbound	Northbound	Southbound
Circ. Flow	40	26	2	6
Exit. Flow	0	8	20	57

Capacity and Level of Service

Eastbound Westbound Northbound Southbound

	Left	Right	BP	Left	Right	BP	Left	Right	BP	Left	Right	BP
Entry Flow		19		41			24			42		
Entry Cap.		1086		0			1127			1124		
Volume (vph)		19					24			41		
Cap. (vph)		1064		0			1105			1101		
v/c Ratio		0.02					0.02			0.04		
Critical Lane		*					*			*		
Lane Delay		3.5					3.4			3.6		
Lane LOS		A		F			A			A		
95 % Queue		0.1					0.1			0.1		
Approach:												
Delay		3.53					3.44			3.58		
LOS		A					A			A		
Intersection Delay		3.53					Intersection LOS			A		

HCS 2010 Roundabouts 6.60

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ROUNDBOUT ANALYSIS

Analyst: MSH
 Agency/Co.: Solaegui Engineers
 Date Performed: 1/14/2015
 Analysis Time Period: AM Peak Hour
 Intersection: GS Richards & Country Club
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: 2035 Base + Project
 Project ID: Silver Oak Apartments
 East/West Street: Country Club Drive
 North/South Street: GS Richards Boulevard

Volume Adjustments and Site Characteristics

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume	4		12				5	67			32	2
U-Turn Vol	0			0			0			0		
% Thrus Left Lane												
	Eastbound			Westbound			Northbound			Southbound		
	Left Right BP			Left Right BP			Left Right BP			Left Right BP		
Lane Assn.	LR			LR			LT			TR		
RT Bypass	None			None			None			None		
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
%HV	2	2	2	2	2	2	2	2	2	2	2	2
NumPeds	5			0			5			5		
U-Turn PHF	0.90			0.90			0.90			0.90		
U-Turn %HV	2			2			2			2		
Flow Rate	5	0	14	0	0	0	6	76	0	0	36	2
No. Lanes	0	0	0	0	0	0	0	1	0	0	1	0
Cnfl. Lanes	1			1			1			1		
Duration, T	0.25 hrs.											

Critical and Follow-Up Headway Adjustment

	Eastbound			Westbound			Northbound			Southbound		
Crit. Hdwy	5.1929		5.1929	5.1929			5.1929		5.1929		5.1929	
	Northbound			Southbound			Northbound			Southbound		
Crit. Hdwy	5.1929		5.1929	5.1929			5.1929		5.1929		5.1929	
	Eastbound			Westbound			Northbound			Southbound		
Flup. Hdwy	3.1858		3.1858	3.1858			3.1858		3.1858		3.1858	
	Northbound			Southbound			Northbound			Southbound		
Flup. Hdwy	3.1858		3.1858	3.1858			3.1858		3.1858		3.1858	

Flow Computations

	Eastbound	Westbound	Northbound	Southbound
Circ. Flow	36	87	5	6
Exit. Flow	0	8	80	50

Capacity and Level of Service

Eastbound Westbound Northbound Southbound

	Left	Right	BP	Left	Right	BP	Left	Right	BP	Left	Right	BP
Entry Flow		18		38			82			39		
Entry Cap.		1090		0			1125			1124		
Volume (vph)		18					80			38		
Cap. (vph)		1068		0			1102			1101		
v/c Ratio		0.02					0.07			0.03		
Critical Lane		*					*			*		
Lane Delay		3.5					3.9			3.6		
Lane LOS		A		F			A			A		
95 % Queue		0.1					0.2			0.1		
Approach:												
Delay		3.51					3.89			3.56		
LOS		A					A			A		
Intersection Delay		3.75					Intersection LOS			A		

HCS 2010 Roundabouts 6.60

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ROUNDBOUT ANALYSIS

Analyst: MSH
 Agency/Co.: Solaegui Engineers
 Date Performed: 1/14/2015
 Analysis Time Period: PM Peak Hour
 Intersection: GS Richards & Country Club
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: 2035 Base + Project
 Project ID: Silver Oak Apartments
 East/West Street: Country Club Drive
 North/South Street: GS Richards Boulevard

Volume Adjustments and Site Characteristics

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume	4		19				12	34			45	2
U-Turn Vol	0			0			0			0		
% Thrus Left Lane												
	Eastbound			Westbound			Northbound			Southbound		
	Left Right BP			Left Right BP			Left Right BP			Left Right BP		
Lane Assn.	LR			LR			LT			TR		
RT Bypass	None			None			None			None		
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
%HV	2	2	2	2	2	2	2	2	2	2	2	2
NumPeds	5			0			5			5		
U-Turn PHF	0.90			0.90			0.90			0.90		
U-Turn %HV	2			2			2			2		
Flow Rate	5	0	22	0	0	0	14	39	0	0	51	2
No. Lanes	0	0	0	0	0	0	0	1	0	0	1	0
Cnfl. Lanes	1			1			1			1		
Duration, T	0.25 hrs.											

Critical and Follow-Up Headway Adjustment

	Eastbound			Westbound			Northbound			Southbound		
Crit. Hdwy	5.1929		5.1929	5.1929			5.1929			5.1929		5.1929
	Northbound			Southbound			Northbound			Southbound		
Crit. Hdwy	5.1929		5.1929	5.1929			5.1929			5.1929		5.1929
	Eastbound			Westbound			Northbound			Southbound		
Flup. Hdwy	3.1858		3.1858	3.1858			3.1858			3.1858		3.1858
	Northbound			Southbound			Northbound			Southbound		
Flup. Hdwy	3.1858		3.1858	3.1858			3.1858			3.1858		3.1858

Flow Computations

	Eastbound	Westbound	Northbound	Southbound
Circ. Flow	51	58	5	14
Exit. Flow	0	16	43	73

Capacity and Level of Service

Eastbound Westbound Northbound Southbound

	Left	Right	BP	Left	Right	BP	Left	Right	BP	Left	Right	BP
Entry Flow		26			667			52			53	
Entry Cap.		1074			0			1125			1115	
Volume (vph)		25						51			52	
Cap. (vph)		1052			0			1102			1092	
v/c Ratio		0.02						0.05			0.05	
Critical Lane		*						*			*	
Lane Delay		3.6						3.7			3.7	
Lane LOS		A			F			A			A	
95 % Queue		0.1						0.1			0.1	
Approach:												
Delay		3.63						3.66			3.70	
LOS		A						A			A	
Intersection Delay		3.67						Intersection LOS			A	

TWO-WAY STOP CONTROL SUMMARY

Analyst: MSH
 Agency/Co.: Solaegui Engineers
 Date Performed: 1/14/2015
 Analysis Time Period: AM Peak Hour
 Intersection: GS Richards & Driveway
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: Existing + Project
 Project ID: Silver Oak Apartments
 East/West Street: Project Driveway
 North/South Street: GS Richards Boulevard
 Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach Movement	Northbound				Southbound		
		1 L	2 T	3 R	4 L	5 T	6 R	
Volume		4	54			12	3	
Peak-Hour Factor, PHF		0.90	0.90			0.90	0.90	
Hourly Flow Rate, HFR		4	60			13	3	
Percent Heavy Vehicles		2	--	--		--	--	
Median Type/Storage		Raised curb				/ 0		
RT Channelized?								
Lanes		0	1			1	0	
Configuration		LT				TR		
Upstream Signal?		No				No		

Minor Street:	Approach Movement	Westbound				Eastbound		
		7 L	8 T	9 R	10 L	11 T	12 R	
Volume					8		18	
Peak Hour Factor, PHF					0.90		0.90	
Hourly Flow Rate, HFR					8		20	
Percent Heavy Vehicles					2		2	
Percent Grade (%)		0				0		
Flared Approach: Exists?/Storage						/	No	/
Lanes					0		0	
Configuration		LR						

Delay, Queue Length, and Level of Service

Approach Movement	NB 1	SB 4	Westbound			Eastbound		
			7	8	9	10	11	12
Lane Config	LT						LR	
v (vph)	4						28	
C(m) (vph)	1602						1019	
v/c	0.00						0.03	
95% queue length	0.01						0.08	
Control Delay	7.3						8.6	
LOS	A						A	
Approach Delay							8.6	
Approach LOS							A	

 TWO-WAY STOP CONTROL SUMMARY

Analyst: MSH
 Agency/Co.: Solaegui Engineers
 Date Performed: 1/14/2015
 Analysis Time Period: PM Peak Hour
 Intersection: GS Richards & Driveway
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: Existing + Project
 Project ID: Silver Oak Apartments
 East/West Street: Project Driveway
 North/South Street: GS Richards Boulevard
 Intersection Orientation: NS

Study period (hrs): 0.25

 Vehicle Volumes and Adjustments

Major Street:	Approach Movement	Northbound				Southbound	
		1 L	2 T	3 R	4 L	5 T	6 R
Volume		18	16			29	11
Peak-Hour Factor, PHF		0.90	0.90			0.90	0.90
Hourly Flow Rate, HFR		20	17			32	12
Percent Heavy Vehicles		2	--	--		--	--
Median Type/Storage		Raised curb				/ 0	
RT Channelized?							
Lanes		0	1			1	0
Configuration		LT				TR	
Upstream Signal?		No				No	

Minor Street:	Approach Movement	Westbound			Eastbound		
		7 L	8 T	9 R	10 L	11 T	12 R
Volume					4		10
Peak Hour Factor, PHF					0.90		0.90
Hourly Flow Rate, HFR					4		11
Percent Heavy Vehicles					2		2
Percent Grade (%)		0				0	
Flared Approach: Exists?/Storage					/		No /
Lanes					0		0
Configuration						LR	

 Delay, Queue Length, and Level of Service

Approach Movement	NB 1	SB 4	Westbound			Eastbound		
			7	8	9	10	11	12
Lane Config	LT						LR	
v (vph)	20						15	
C(m) (vph)	1564						992	
v/c	0.01						0.02	
95% queue length	0.04						0.05	
Control Delay	7.3						8.7	
LOS	A						A	
Approach Delay							8.7	
Approach LOS							A	

TWO-WAY STOP CONTROL SUMMARY

Analyst: MSH
 Agency/Co.: Solaegui Engineers
 Date Performed: 1/14/2015
 Analysis Time Period: AM Peak Hour
 Intersection: GS Richards & Driveway
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: 2035 Base + Project
 Project ID: Silver Oak Apartments
 East/West Street: Project Driveway
 North/South Street: GS Richards Boulevard
 Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach Movement	Northbound				Southbound		
		1 L	2 T	3 R	4 L	5 T	6 R	
Volume		4	67			16	3	
Peak-Hour Factor, PHF		0.90	0.90			0.90	0.90	
Hourly Flow Rate, HFR		4	74			17	3	
Percent Heavy Vehicles		2	--	--		--	--	
Median Type/Storage		Raised curb				/ 0		
RT Channelized?								
Lanes		0	1			1	0	
Configuration		LT				TR		
Upstream Signal?		No				No		

Minor Street:	Approach Movement	Westbound				Eastbound		
		7 L	8 T	9 R	10 L	11 T	12 R	
Volume					8		18	
Peak Hour Factor, PHF					0.90		0.90	
Hourly Flow Rate, HFR					8		20	
Percent Heavy Vehicles					2		2	
Percent Grade (%)		0				0		
Flared Approach: Exists?/Storage					/		No /	
Lanes					0		0	
Configuration						LR		

Delay, Queue Length, and Level of Service

Approach Movement	NB	SB	Westbound			Eastbound				
			4	7	8	9	10	11	12	
Lane Config	1	4		7	8	9		10	11	12
	LT								LR	
v (vph)	4								28	
C(m) (vph)	1596								1008	
v/c	0.00								0.03	
95% queue length	0.01								0.09	
Control Delay	7.3								8.7	
LOS	A								A	
Approach Delay									8.7	
Approach LOS									A	

TWO-WAY STOP CONTROL SUMMARY

Analyst: MSH
 Agency/Co.: Solaegui Engineers
 Date Performed: 1/14/2015
 Analysis Time Period: PM Peak Hour
 Intersection: GS Richards & Driveway
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: 2035 Base + Project
 Project ID: Silver Oak Apartments
 East/West Street: Project Driveway
 North/South Street: GS Richards Boulevard
 Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach Movement	Northbound				Southbound	
		1 L	2 T	3 R	4 L	5 T	6 R
Volume		18	20			37	11
Peak-Hour Factor, PHF		0.90	0.90			0.90	0.90
Hourly Flow Rate, HFR		20	22			41	12
Percent Heavy Vehicles		2	--	--		--	--
Median Type/Storage		Raised curb				/ 0	
RT Channelized?							
Lanes		0	1			1	0
Configuration		LT				TR	
Upstream Signal?		No				No	

Minor Street:	Approach Movement	Westbound				Eastbound	
		7 L	8 T	9 R	10 L	11 T	12 R
Volume					4		10
Peak Hour Factor, PHF					0.90		0.90
Hourly Flow Rate, HFR					4		11
Percent Heavy Vehicles					2		2
Percent Grade (%)		0				0	
Flared Approach: Exists?/Storage						/	No /
Lanes					0		0
Configuration		LR					

Delay, Queue Length, and Level of Service

Approach Movement	NB	SB	Westbound			Eastbound				
			4	7	8	9	10	11	12	
Lane Config	1	4		7	8	9		10	11	12
	LT								LR	
v (vph)	20								15	
C(m) (vph)	1553								979	
v/c	0.01								0.02	
95% queue length	0.04								0.05	
Control Delay	7.3								8.7	
LOS	A								A	
Approach Delay									8.7	
Approach LOS									A	

TWO-WAY STOP CONTROL SUMMARY

Analyst: MSH
 Agency/Co.: Solaegui Engineers
 Date Performed: 1/14/2015
 Analysis Time Period: AM Peak Hour
 Intersection: Country Club & Driveway
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: Existing + Project
 Project ID: Silver Oak Apartments
 East/West Street: Country Club Drive
 North/South Street: Project Driveway
 Intersection Orientation: EW
 Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach Movement	Eastbound				Westbound	
		1 L	2 T	3 R	4 L	5 T	6 R
Volume		0	3			3	2
Peak-Hour Factor, PHF		0.90	0.90			0.90	0.90
Hourly Flow Rate, HFR		0	3			3	2
Percent Heavy Vehicles		2	--	--		--	--
Median Type/Storage		Raised curb			/ 0		
RT Channelized?							
Lanes		0	1			1	0
Configuration		LT				TR	
Upstream Signal?		No				No	

Minor Street:	Approach Movement	Northbound				Southbound	
		7 L	8 T	9 R	10 L	11 T	12 R
Volume					11		0
Peak Hour Factor, PHF					0.90		0.90
Hourly Flow Rate, HFR					12		0
Percent Heavy Vehicles					2		2
Percent Grade (%)		0				0	
Flared Approach: Exists?/Storage					/		No /
Lanes					0		0
Configuration						LR	

Delay, Queue Length, and Level of Service

Approach Movement	EB 1 LT	WB 4	Northbound			Southbound	
			7	8	9	10	11
Lane Config							LR
v (vph)	0						12
C(m) (vph)	1616						1014
v/c	0.00						0.01
95% queue length	0.00						0.04
Control Delay	7.2						8.6
LOS	A						A
Approach Delay							8.6
Approach LOS							A

TWO-WAY STOP CONTROL SUMMARY

Analyst: MSH
 Agency/Co.: Solaegui Engineers
 Date Performed: 1/14/2015
 Analysis Time Period: PM Peak Hour
 Intersection: Country Club & Driveway
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: Existing + Project
 Project ID: Silver Oak Apartments
 East/West Street: Country Club Drive
 North/South Street: Project Driveway
 Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach Movement	Eastbound				Westbound		
		1 L	2 T	3 R	4 L	5 T	6 R	
Volume		0	13			5	7	
Peak-Hour Factor, PHF		0.90	0.90			0.90	0.90	
Hourly Flow Rate, HFR		0	14			5	7	
Percent Heavy Vehicles		2	--	--		--	--	
Median Type/Storage		Raised curb			/ 0			
RT Channelized?								
Lanes		0	1			1	0	
Configuration		LT				TR		
Upstream Signal?		No				No		

Minor Street:	Approach Movement	Northbound			Southbound		
		7 L	8 T	9 R	10 L	11 T	12 R
Volume					6		0
Peak Hour Factor, PHF					0.90		0.90
Hourly Flow Rate, HFR					6		0
Percent Heavy Vehicles					2		2
Percent Grade (%)			0			0	
Flared Approach: Exists?/Storage					/		No /
Lanes					0		0
Configuration						LR	

Delay, Queue Length, and Level of Service

Approach Movement	EB	WB	Northbound			Southbound		
			4	7	8	9	10	11
Lane Config	1	LT						
v (vph)	0						6	
C(m) (vph)	1607						995	
v/c	0.00						0.01	
95% queue length	0.00						0.02	
Control Delay	7.2						8.6	
LOS	A						A	
Approach Delay							8.6	
Approach LOS							A	

TWO-WAY STOP CONTROL SUMMARY

Analyst: MSH
 Agency/Co.: Solaegui Engineers
 Date Performed: 1/14/2015
 Analysis Time Period: AM Peak Hour
 Intersection: Country Club & Driveway
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: 2035 Base + Project
 Project ID: Silver Oak Apartments
 East/West Street: Country Club Drive
 North/South Street: Project Driveway
 Intersection Orientation: EW Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach Movement	Eastbound				Westbound	
		1 L	2 T	3 R	4 L	5 T	6 R
Volume		0	5			5	2
Peak-Hour Factor, PHF		0.90	0.90			0.90	0.90
Hourly Flow Rate, HFR		0	5			5	2
Percent Heavy Vehicles		2	--	--		--	--
Median Type/Storage		Raised curb				/ 0	
RT Channelized?							
Lanes		0	1			1	0
Configuration		LT				TR	
Upstream Signal?		No				No	

Minor Street:	Approach Movement	Northbound				Southbound	
		7 L	8 T	9 R	10 L	11 T	12 R
Volume					11		0
Peak Hour Factor, PHF					0.90		0.90
Hourly Flow Rate, HFR					12		0
Percent Heavy Vehicles					2		2
Percent Grade (%)		0				0	
Flared Approach: Exists?/Storage						/	No /
Lanes						0	0
Configuration						LR	

Delay, Queue Length, and Level of Service

Approach Movement	EB	WB	Northbound			Southbound		
			4	7	8	9	10	11
Lane Config	1							
	LT						LR	
v (vph)	0						12	
C(m) (vph)	1614						1009	
v/c	0.00						0.01	
95% queue length	0.00						0.04	
Control Delay	7.2						8.6	
LOS	A						A	
Approach Delay							8.6	
Approach LOS							A	

TWO-WAY STOP CONTROL SUMMARY

Analyst: MSH
 Agency/Co.: Solaegui Engineers
 Date Performed: 1/14/2015
 Analysis Time Period: PM Peak Hour
 Intersection: Country Club & Driveway
 Jurisdiction: Carson City
 Units: U. S. Customary
 Analysis Year: 2035 Base + Project
 Project ID: Silver Oak Apartments
 East/West Street: Country Club Drive
 North/South Street: Project Driveway
 Intersection Orientation: EW

Study period (hrs): 0.25

Major Street: Approach Movement	Vehicle Volumes and Adjustments Eastbound				Westbound		
	1 L	2 T	3 R	4 L	5 T	6 R	
Volume	0	17			7	7	
Peak-Hour Factor, PHF	0.90	0.90			0.90	0.90	
Hourly Flow Rate, HFR	0	18			7	7	
Percent Heavy Vehicles	2	--	--		--	--	
Median Type/Storage	Raised curb				/ 0		
RT Channelized?							
Lanes Configuration	0 1 LT				1 0 TR		
Upstream Signal?	No				No		

Minor Street: Approach Movement	Northbound			Southbound		
	7 L	8 T	9 R	10 L	11 T	12 R
Volume				6		0
Peak Hour Factor, PHF				0.90		0.90
Hourly Flow Rate, HFR				6		0
Percent Heavy Vehicles				2		2
Percent Grade (%)	0				0	
Flared Approach: Exists?/Storage				/		No /
Lanes Configuration				0		0 LR

Approach Movement Lane Config	Delay, Queue Length, and Level of Service					
	EB 1 LT	WB 4	Northbound 7 8 9			Southbound 10 11 12 LR
v (vph)	0					6
C(m) (vph)	1604					987
v/c	0.00					0.01
95% queue length	0.00					0.02
Control Delay	7.2					8.7
LOS	A					A
Approach Delay						8.7
Approach LOS						A

Appendix C: Interim Mixed-Use Evaluation Criteria

PURPOSE:

The implementation of numerous policies contained within the Master Plan hinges on the creation of three mixed-use zoning districts to align with the Mixed-Use Commercial (MUC), Mixed-Use Employment (MUE), and Mixed-Use Residential (MUR) land use categories. Recognizing that mixed-use development proposals have already been and will continue to be submitted within these areas prior to the completion and adoption of the future mixed-use zoning districts, a set of Interim Mixed-Use Evaluation Criteria have been developed to:

- Facilitate higher intensity, mixed-use development in locations designated on the Land Use Plan for mixed-use development, but where mixed-use zoning is not currently in place;
- Encourage the incremental transition of existing uses in locations designated on the Land Use Plan for mixed-use development, recognizing that in some locations, mixed-use development may be perceived as incompatible with existing adjacent uses in the short term;
- Establish a consistent method for reviewing mixed-use development projects until mixed-use zone districts can be established; and
- Ensure that mixed-use development is consistent with the General Mixed-Use policies contained in the Master Plan, as well as with specific MUC, MUE, and MUR policies, as applicable.

The Interim Mixed-Use Evaluation Criteria will continue to be used as a tool to review mixed-use development proposals until mixed-use zone districts can be established.

MIXED-USE EVALUATION CRITERIA:

APPLICABILITY

The following Interim Mixed-Use Evaluation Criteria shall apply to all development proposed within the Mixed-Use Residential (MUR), Mixed-Use Commercial (MUC), and Mixed-Use Employment (MUE) land use categories. The application of these Criteria shall be triggered in one of the following ways:

- *Existing Zoning/Special Use Permit*—Development is proposed within a mixed-use land use category where the underlying zoning may permit the types and mix of uses proposed using

the Special Use Permit process as outlined in Section 18.02.80 of the City's Municipal Code. The Interim Mixed-Use Evaluation Criteria are applied in addition to the standard list of Findings outlined in the Code.

Example: If a mixed-use project (commercial/residential) were proposed within the Mixed-Use Commercial land use category on a property that is currently zoned for General Commercial, the residential portion of the project would be considered using the Special Use Permit process under the existing Code. Once the Master Plan is adopted, the project would also be subject to the Interim Mixed-Use Evaluation Criteria as part of the Special Use Permit Process.

- *Re-Zoning/Special Use Permit*—Development is proposed within a mixed-use land use category where the underlying zoning does not permit the types and mix of uses proposed. In this instance, the subject property would need to be re-zoned to the most appropriate zoning district and then followed for the project and combined with a Special Use Permit or Planned Unit Development request to allow the mix of uses desired and to trigger the application of the Interim Mixed-Use Evaluation Criteria.

Example: If a mixed-use project (commercial/residential) were proposed within the Mixed-Use Commercial land use category on a property that is currently zoned for Light Industrial, the residential portion of the project would not be eligible for consideration using the Special Use Permit process under the existing Code. Therefore, the subject property would need to be rezoned to General Commercial prior to beginning the Special Use Permit Process that would allow the residential portion of the project to be considered under the Interim Mixed-Use Evaluation Criteria.

- *Planned Unit Development (PUD)*—Development is proposed within a mixed-use land use category where the underlying zoning does not permit the types and mix of uses proposed. As an alternative to the Re-Zoning/Special Use Permit process outlined above, a Planned Unit Development request could be submitted for the subject property, within which it could be re-zoned to the most appropriate zoning district(s) for the project. As part of the PUD process, the Interim Mixed-Use Evaluation Criteria would be applicable all other conditions of approval outlined in the City's Municipal Code.

GENERAL INTENT

The Mixed-Use Evaluation Criteria provide an overview of key mixed-use development features that should be addressed by proposed mixed-use developments occurring to ensure they are consistent with Master Plan policies. They are intended to be used in conjunction with the land use specific review criteria that follow this section based on the applicable mixed-use land use designation.

MIX OF USES

Background and Intent:

Mixed-use developments should incorporate a variety of uses in a compact, pedestrian-friendly environment. Uses are encouraged to be mixed vertically ("stacked"), but may also be integrated horizontally. Recommended types and proportions of uses vary by mixed-use land use category and will also vary according to a project's location, size, and the surrounding development context. For example, a MUC development located on an individual parcel away from a primary street frontage may reasonably contain a higher percentage of residential development than one that is located with direct access and visibility from the primary street frontage. On some smaller parcels, integrating multiple uses may not be feasible at all, therefore, the consolidation of properties to create larger, mixed-use activity centers is encouraged. These factors should be considered and weighed in conjunction with the evaluation criteria listed below.

Evaluation Criteria:

CRITERIA	CRITERIA SATISFIED?	COMMENTS
1. Are the types of uses and percentages of different uses consistent with the relevant Master Plan policies listed below? (MUC 1.6, MUR 1.5, MUE 1.5)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Horizontally-integrated mixed use in Silver oak commercial area.
2. Are activity generating uses (e.g., retail/commercial) concentrated along primary street frontages and in other locations where they may be easily accessed and may be readily served by transit in the future?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	None proposed with this residential addition.
3. Are large activity generating uses (e.g., retail/commercial) located so as to minimize impacts of loading areas and other facilities on existing neighborhoods?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	None proposed with this residential addition.
4. Are residential uses well-integrated with non-residential uses (either horizontally or vertically) and the surrounding development context?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Horizontally integrated with surrounding office, golf course and residential uses.



Appendix C: Interim Mixed-Use Evaluation Criteria

5. Do the proposed housing types and densities promote activity and support non-residential uses in the development or in close proximity to the development, as applicable?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Additional residential in close proximity to retail, offices and healthcare.
--	---	--

Relevant Master Plan Policies:

- Chapter 3: 2.1b, 2.3b, GMU 1.1, GMU 1.2, MUC 1.56, MUR 1.5, MUE 1.5
- Chapter 6: 7.2a, 7.2b

MIX OF HOUSING TYPES

Background and Intent:

Each of the mixed-use land use categories allow for the incorporation of a variety of housing as a part of a broader mix of uses. Although a mix of housing types and densities is encouraged within each category, the scale, size, type, and location of each development should play a significant role in determining what makes sense. For example, a 200 acre MUR development on a vacant parcel should generally contain a broader mix of housing types and densities than a 10 acre MUR development working within an established development context. However, the MUR development will likely have higher average densities due to its proximity to a primary street frontage and it's more urban context. Given the range of scenarios that may emerge, the evaluation criteria listed below are intentionally broad to allow for maximum flexibility.

Evaluation Criteria:

CRITERIA	CRITERIA SATISFIED?	COMMENTS
6. Does the development contain a mix of housing types that is compatible with the surrounding neighborhood and planned land use in terms of its scale and intensity?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	High density residential added to existing lower-density residential and assisted living uses within the Silver Oak commercial area.
7. Does the development contain a mix of housing types that is appropriate to its scale, location, and land use category?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	High density residential encouraged as a secondary use in Mixed-Use Commercial.

Relevant Master Plan Policies:

- Chapter 3: 2.2a, 2.2b
- Chapter 6: 8.1a

DENSITY RANGE

Background and Intent:

Average densities within mixed-use developments are generally expected to be higher than those typically found within the City today. Recognizing the many factors that influence the ultimate density of a mixed-use development (e.g., location, type), the Master Plan provides a suggested range of floor area ratios (FAR) and dwelling units/acre for each of the mixed-use land use categories. For the purposes of the evaluation criteria listed below, densities that fall below the low end of a density range for a particular land use category will be strongly discouraged in order to promote the Plan's objective of creating a more compact pattern of development. The Plan also acknowledges that there may be instances where densities that exceed the suggested range are appropriate in some locations, such as within a mixed-use activity center, provided other land use policies are followed. These instances will be evaluated on a project-by-project basis.

Evaluation Criteria:

CRITERIA	CRITERIA SATISFIED?	COMMENTS
8. Does the development achieve at least the minimum density range for the applicable land use category?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	No specific minimum, but high density residential is encouraged.
9. Does the development exceed the maximum density range for the applicable land use category?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
10. If yes to #9 above, is the development located within a designated mixed-use activity center?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Does not exceed density but is in mixed-use activity center.
11. If yes to #9 above, is the largest concentration of density concentrated away from primary street frontages and surrounding neighborhoods?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	This development is concentrating density away from primary street frontages.

Relevant Master Plan Policies:

- Chapter 3: MUC 1.3, MURI.3, MUE 1.3



Appendix C: Interim Mixed-Use Evaluation Criteria

CIRCULATION AND ACCESS

Background and Intent:

Mixed-use developments should be designed using an interconnected network of streets to provide efficient connections between uses and to accommodate vehicular, bicycle, and pedestrian circulation, as well as existing or future transit service. Direct vehicular and pedestrian connections to adjacent neighborhoods, commercial, and civic uses should be provided, as should linkages to existing and planned trail systems.

Evaluation Criteria:

CRITERIA	CRITERIA SATISFIED?	COMMENTS
12. Do vehicular and pedestrian ways provide logical and convenient connections between proposed uses and to adjacent existing or proposed uses?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
13. Does the hierarchy of perimeter and internal streets disperse development generated vehicular traffic to a variety of access points, discourage through traffic in adjacent residential neighborhoods and provide neighborhood access to on site uses?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
14. If the development is located along a primary street frontage, have existing or proposed transit routes and stops been incorporated?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Not on a primary street frontage.

Relevant Master Plan Policies:

Chapter 3: GMU 1.3, MUC 1.8
Chapter 7: 10.2b, 11.1a, 11.1c

PARKING LOCATION AND DESIGN

Background and Intent:

The visual and physical barriers created by surface parking areas should be minimized within mixed-use developments. To promote a more compact, pedestrian-friendly environment, off-street parking for mixed-use developments should be located behind buildings and away from primary street frontages. The use of on-street parking or shared parking to provide a portion of the required parking for mixed-use developments is strongly encouraged, where feasible, to make the most efficient use of each development site. In addition, structured parking is encouraged where viable, provided it is integrated into the design of the overall development.

Evaluation Criteria:

CRITERIA	CRITERIA SATISFIED?		COMMENTS
15. Is surface parking distributed between the side and rear of primary buildings and away from primary street frontages?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Parking distributed evenly around proposed residential.
16. Are larger parking lots organized as a series of smaller lots with clear pedestrian connections and landscape buffers as dividers?	Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	No <input type="checkbox"/>	Parking is organized as a series of smaller parking areas.
17. Is surface parking screened from surrounding neighborhoods and pedestrian walkways?	Yes <input type="checkbox"/> N/A <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Landscaping at street frontages will be required.
18. Is structured parking integrated with adjacent structures in terms of its design and architectural character?	Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
19. Are structured parking facilities "wrapped" with retail or residential uses at the street level to provide a more inviting pedestrian environment?	Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

Relevant Master Plan Policies:

- Chapter 3: GMU 1.4, MUC 1.8



Appendix C: Interim Mixed-Use Evaluation Criteria

RELATIONSHIP TO SURROUNDING DEVELOPMENT

Background and Intent:

Many of the areas designated for mixed-use development are located within established areas of the City. As a result, much of the mixed-use development that occurs will occur through a combination of infill and redevelopment. Therefore, establishing a strong physical and visual relationship to adjacent neighborhoods and the community will be an important consideration.

Evaluation Criteria:

CRITERIA	CRITERIA SATISFIED?	COMMENTS
20. Are transitions in building massing and height provided to relate to surrounding development patterns?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Building height and massing is compatible with existing buildings in area.
21. Is the new development well-integrated into the surrounding neighborhood, rather than "walled off", consistent with the mixed-use policies contained in the Master Plan?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
22. If applicable, are lower intensity uses (e.g., residential) located along the periphery of the site were it adjoins an existing residential neighborhood to provide a more gradual transition in scale and mass and to minimize potential impacts of non-residential uses (e.g., loading areas, surface parking)?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	

Relevant Master Plan Policies:

- Chapter 3: MUC 1.7, MUR 1.7, MUE 1.6
- Chapter 6: 8.3b

PUBLIC SPACES, PARKS, OPEN SPACE, AND PATHWAYS

Background and Intent:

Mixed-use developments should be organized around a central gathering space or series of spaces, such as small urban plazas, pocket parks, or active open space areas. These types of public spaces

serve as urban recreational amenities for residents that may not have access to larger community parks or recreational amenities without getting in their cars and generally promote increased levels of pedestrian activity. Larger mixed-use developments, particularly within the MUR and MUE categories, may also need to incorporate more traditional recreational features, such as parks and trails, depending upon their size and location.

Evaluation Criteria:

CRITERIA	CRITERIA SATISFIED?	COMMENTS
23. Does the development provide public spaces to serve residents and the larger community?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	As required by the Carson City Development Standards.
24. Are public spaces appropriate in terms of their size and active vs. passive features provided given the scale and location of the proposed development?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
25. Are public spaces easily accessible to pedestrians and the surrounding community, if applicable?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Typically designated for residents only.
26. Are parks and trails provided consistent with the Parks, Recreation, and Unified Pathways Master Plan?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	10 foot sidewalk on EFS Richards Blvd. is part of the Pathways Master Plan.

Relevant Master Plan Policies:

- Chapter 3: MUC 1.6, MUR 1.8, MUE 1.7

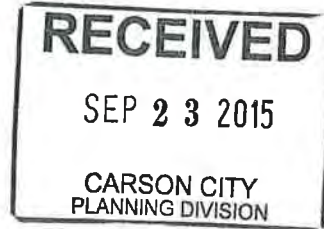


Certified Public Accountants

September 23, 2015

Honorable Members of the
Carson City Planning Commission
Carson City, Nevada

Regarding: Application for Special Use Permit
SUP-15-077



Dear Honorable Members of the Planning Commission,

My name is Roger Williams and I am the managing member of Freeman & Williams Investments, LLC (F&W). F&W is the owner of a professional office building located at 3470 GS Richards Blvd., Carson City, Nevada located within the Silver Oak Commercial Village. We were the first to build within the village and have been practicing public accounting from this location for well over ten years.

There were many factors that went into our decision to invest considerable dollars and build an office building within the Silver Oak Commercial Village. One of the primary factors was the restrictive zoning (retail commercial-RC) put in place by the developer and made a part of the approved planned unit development. We believed this zoning would maintain the commercial integrity of the Silver Oak Village and would protect to the greatest degree possible our investment within the village.

After reviewing the materials for the above referenced Special Use Permit, I have no choice but to voice my opposition to the above application. I believe a 90 unit high density multi-family apartment complex located within the village is totally incompatible with the surrounding businesses. Additionally, this type of use would violate the original purpose/intent/zoning of the commercial village upon which we relied upon before making our investment. I believe this project, if approved, will significantly damage our property value and will discourage future retail/commercial building within the village.

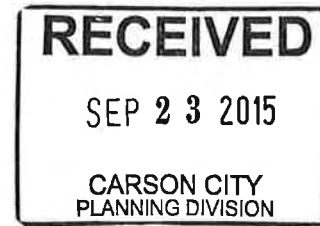
Unfortunately, I will be unable to attend the hearing on September 30th as I will be out of town on business. I appreciate and thank you in advance for taking my concerns into consideration in making your decision.

Sincerely,

Roger L. Williams, CPA

September 21, 2015

Carson City Planning Commissioners
Carson City, NV 89703



Re: Request from Sean Richards and Mark Turner for a special use permit to construct a 90 unit apartment complex in RC Zoning. File No. SUP-15-077

Commissioners,

We are property owners in the vicinity of this proposed project. We are strongly opposed to a special use permit to construct high density multi-family apartments in our area zoned retail commercial (RC). This zoning does not allow this type of usage as the applicants stated in their package. It can be approved with the special use permit but we see no reason that this project constitutes a special circumstance. Some of our issues are:

1. This type of usage is totally incompatible with the surrounding businesses. We all purchased here knowing this would be an area of businesses and with the close proximity to the Regional Medical Center a good location for medical offices. In our opinion the existing businesses and buildings are all compatible.
2. We believe that this high density apartment complex will damage all our property values for which we all paid commercial property prices and were led to believe by the PUD that it was an area for professional offices and retail.
3. This project of 90 homes jammed on to 3+ acres is such a deviation of what is in the area that the applicant should have contacted the surrounding landowners and discussed this project with us. We heard nothing from the applicants. We found out only recently by the city that this was in the works.
4. The design is not compatible with the surrounding neighborhood. It is a series of boxes stacked on top of one another to probably maximize the square footage with no thought to aesthetics.
5. The proposed density is unreasonable. The project has a whole list of design and site issues. One of the biggest concerns is the location of the swimming pool and playground. This is adjacent to the roundabout. Three quarters of the roundabout has additional parking but this portion of the roundabout does not. I have seen cars go round this road at high speeds and go up on and over the curbs. The curbs are damaged in this area from these out of control vehicles. The play area is right in this area. It is no better than placing the children in the street to play. The parking proposed is minimal. No additional spaces for visitors or extra vehicles most households have. The landscaping is minimal. This project is basically 5 boxes and asphalt. We property owners in this area have gone above the landscape requirements and take pride in maintaining the landscape on our jointly owned roundabout center. This is no space for snow removal. Are the air conditioners to be window mounted? The project is not of quality but appears to be a case of pushing the occupancy to the limit.
6. We see no reasons in the application that warrants a special need. There is a large tract of undeveloped property west of the 10th tee that is much more approximate for higher density development. I believe these applicants either own or are involved in the

development of property to the west of the 10th tee and clubhouse. That certainly appears to be better suited to a higher density of family dwellings. Possibly townhouse row houses on that tract.

Please consider the negative impact this proposed project will have on the area and vote to deny a special use permit.

Thank you,

Richard Wipfli
3480 GS Richards Blvd, #310, Carson City, NV, 89703

Brenda Wipfli
Brenda Wipfli

A handwritten signature in black ink, appearing to read "Brenda Wipfli", with a large, stylized flourish underneath.

Rea Thompson

From: Robert Bauter <rbauter@me.com>
Sent: Wednesday, September 23, 2015 5:21 PM
To: Planning Department
Subject: Special use premit File No. SUP 15-077



Planning Commission:

As a property owner-3480 GS Richards Blvd, I have reviewed the purposed plan adjacent to my property and am strongly opposed to a development that is so high density and budget looking. This property is zoned to prevent this type of project and not be special use permitted. If the developers want to built this high volume,high density project, there is adjacent or close by land that would serve there needs. This project would impact traffic,parking and all retail such as the golf course and the current retail businesses. Please look at this carefully and vote against this plan, so we may retain our continuity.

Sincerely, Robert W. and Pamela H. Bauter

September 22, 2015

Dear Ms. Pansky,

Re: Special Use Permit located on GS Richards Blvd and Country Club Drive

I am writing to you in regards to the above referenced application for a special use permit. My husband and I own a large medical clinic at 1231 Country Club Drive. We purchased the property and built the clinic 8 years ago, and have well over \$1,500,000.00 dollars invested in this property and much more in the medical business side.

I was shocked to learn of this project, and thankful that one of our commercial business neighbors brought it to our attention. My husband and I are very opposed to this project going forward for a number of reasons.

A 90 unit housing project is totally against the zoning which has been in place for years. This zoning is the reason we chose to purchase land and invest in this location for business and medical purposes. This type of usage is incompatible with all the medical buildings present and surrounding the location in question.

This project will be a great drain on all the surrounding medical buildings and their value. We paid higher commercial prices to begin with, trusting these costs and values would be protected by the planning department and their zoning regulations.

This project will also cause a great deal of traffic congestion, in and around all of the commercial and medical businesses such as ours. In the summer, when the golf course has tournaments, their parking area fails to accommodate the golfers, and there have been times when I have arrived at our building, unable to enter our parking lot or find a parking space, due to the golf course using our adjacent parking as "spill over" parking. I chose to be a good neighbor and not make a fuss, but this "special use" request will only make parking issues worse because the very location in question has been used for parking as well.

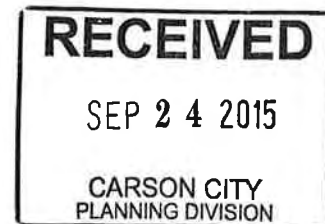
The tranquil, peaceful commercial environment we chose to invest in for aesthetics will be completely changed. This so called "special use" is an unjust request since there are alternatives for the applicants and none for the current business owners, in regards to this project.

Therefore, we see no valid reason for a special need, and urge the City and Planning commission to deny this application.

Respectfully Submitted,

Dr. and Mrs. Frank Shallenberger

1231 Country Club Drive, Carson City, NV, (775-884-3990)



Susan Dorr Pansky

From: Mark Turner <silveroakmark@me.com>
Sent: Thursday, September 24, 2015 3:04 PM
To: Susan Dorr Pansky
Subject: letters of support
Attachments: support letters.pdf

Hi Susan:

Today we visited with some of the businesses on the list of noticed owners as well as businesses that are nearby regarding the apartments. We brought plans, explained the development, and asked if they would sign a letter we drafted (we don't expect small business owners to have the time to write their own letters) and many did. We did not encounter any businesses that were opposed to the project, in fact all were supportive and very interested in seeing things improve on the north end of town.

Enclosed are two letters that were signed on the spot and we will collect and forward more via email between now and the meeting. Some of the businesses have expressed an interest sending a representative to attend and verbally support at the meeting.

Thank you,

Mark B. Turner
Silver Oak Development, LP
3075 College Drive
Carson City, NV 89703
775-745-0881 cell
775-882-6311 fax
silveroakmark@me.com

"Since this is an era when many people are concerned about 'fairness' and 'social justice,' what is your 'fair share' of what someone else has worked for?"

September 24, 2015

Susan Dorr Pansky, AICP
Planning Manager
Carson City Community Development, Planning Division
108 E. Proctor Street
Carson City, NV 89701

SUP 15-077

Dear Ms. Pansky:

I have reviewed the plans for this proposed multifamily project requiring a special use permit along GS Richards Blvd and find nothing objectionable about the development. We support the approval of the special use permit application as we believe it is an attractive development that will add value to the north end of Carson City and enhance our business.

Regards,



Managing Partner
Fitness 1440

September 24, 2015

Susan Dorr Pansky, AICP
Planning Manager
Carson City Community Development, Planning Division
108 E. Proctor Street
Carson City, NV 89701

SUP 15-077

Dear Ms. Pansky:

I have reviewed the plans for this proposed multifamily project requiring a special use permit along GS Richards Blvd and find nothing objectionable about the development. We support the approval of the special use permit application as we believe it is an attractive development that will add value to the north end of Carson City and enhance our business.

Regards,

Shaun R Pore
BRUGO'S PIZZ CO.
CHEF/MANAGER

KBCA RENTALS, LLC

September 24, 2015

VIA EMAIL: spansky@carson.org

Susan Pansky
Planning Manager
Carson City Community Development Department

Re: SUP15-077

Dear Susan:

We own the commercial office building located at 3860 GS Richards Boulevard in Carson City, which is next door to the proposed project coming before the planning commission reference SUP15-077. At this time, we do not have an opinion regarding the approval or denial of this project. We expect the planning commission and staff to appropriately review the project and make the proper decision based upon the standards that have been developed by the City to make such decisions. If you need additional information from me, please let me know.

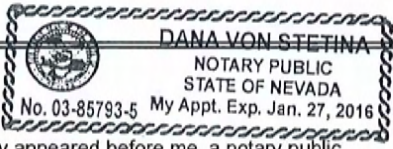
Very truly yours,



Randal S. Kuckenmeister

RSK/ek

3860 GS Richards Boulevard, Carson City, Nevada 89703
Phone: (775) 885-8847 Fax: (775) 885-9006

Carson City Planning Division 108 E. Proctor Street • Carson City NV 89701 Phone: (775) 887-2180 • E-mail: planning@carson.org		FOR OFFICE USE ONLY: CCMC 18.02 SPECIAL USE PERMIT FEE: \$2,450.00 MAJOR \$2,200.00 MINOR (Residential zoning districts) + noticing fee SUBMITTAL PACKET <input type="checkbox"/> 8 Completed Application Packets (1 Original + 7 Copies) including: <input type="checkbox"/> Application Form <input type="checkbox"/> Written Project Description <input type="checkbox"/> Site Plan <input type="checkbox"/> Building Elevation Drawings and Floor Plans <input type="checkbox"/> Proposal Questionnaire With Both Questions and Answers Given <input type="checkbox"/> Applicant's Acknowledgment Statement <input type="checkbox"/> Documentation of Taxes Paid-to-Date (1 copy) <input type="checkbox"/> Project Impact Reports (Engineering) (4 copies) <input type="checkbox"/> CD containing application digital data (to be submitted once the application is deemed complete by staff)	
FILE # SUP - 15 -			
APPLICANT <u>JEFF FRAME</u>		PHONE # <u>775 827 9977</u>	
MAILING ADDRESS, CITY, STATE, ZIP <u>8985 DOUBLE DIAMOND PKWY #38 RENO NV 89521</u>			
EMAIL ADDRESS <u>JFRAME@FRAMEARCHITECTURE.COM</u>			
PROPERTY OWNER <u>MARK TURNER</u>		PHONE # <u>775 745 0861</u>	
MAILING ADDRESS, CITY, STATE, ZIP <u>2051 EVERGREEN DR CARSON CITY NV 89703</u>			
EMAIL ADDRESS <u>SILVERCOPK MARK@ME.COM</u>			
APPLICANT AGENT/REPRESENTATIVE <u>JEFF FRAME</u>		PHONE # <u>775 827 9977</u>	
MAILING ADDRESS, CITY STATE, ZIP <u>8985 DOUBLE DIAMOND PKWY #38 RENO NV 89521</u>			
EMAIL ADDRESS <u>JFRAME@FRAMEARCHITECTURE.COM</u>			
Project's Assessor Parcel Number(s): <u>00746123 00746122</u>		Street Address ZIP Code <u>GS RICHARDS BLVD</u>	
Project's Master Plan Designation <u>MU-COMMERCIAL</u>		Project's Current Zoning <u>RC-P</u>	
Nearest Major Cross Street(s) <u>College Parkway / GS Richards</u>			
Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: _____, or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows: <u>GO UNIT MULTIFAMILY PROJECT WITH SUB HOUSE OFFICE AND POOL.</u>			
PROPERTY OWNER'S AFFIDAVIT I, <u>Mark B. Turner</u> , being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application. Signature: <u>[Signature]</u> Address: <u>251 Evergreen Drive CC NV 89703</u> Date: <u>8-17-2015</u>			
Use additional page(s) if necessary for other names.			
STATE OF NEVADA COUNTY _____			
On <u>August 17, 2015</u> , <u>Mark B. Turner</u> , personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document. Notary Public: <u>[Signature]</u>			
NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.			



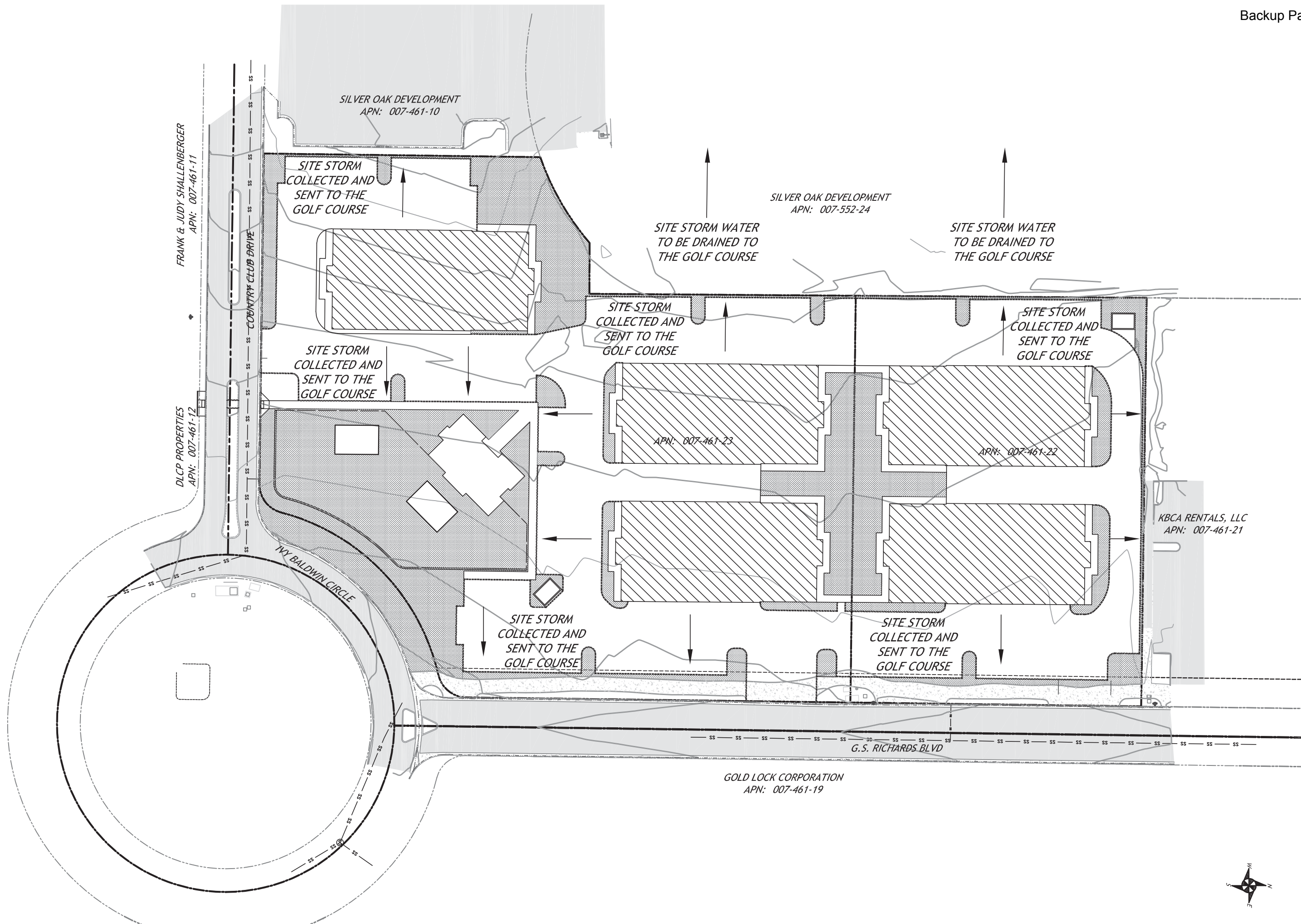
8985 Double Diamond Parkway ▪ Suite B8 ▪ Reno, NV 89521 ▪ (775) 827-9977

August 18, 2015

Project Description

The project is a new 90 unit multifamily project consisting of 50 - two bedroom units and 40 – one bedroom units in 5 buildings. Each building is three stories, has 12 garages per building and the main floor units are fully accessible. The remaining required parking is along the perimeter of the site. There is an office / clubhouse building with a pool on the south side of the site adjacent to the roundabout.

A handwritten signature in black ink, appearing to read "Jeffrey A. [unclear]", is located in the lower-left quadrant of the page.



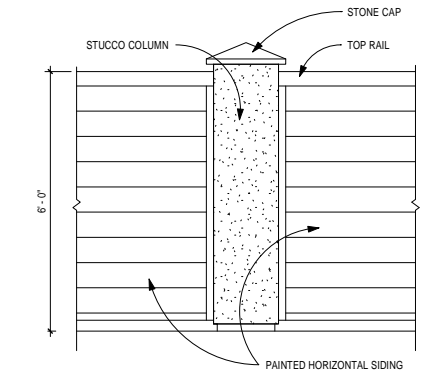
revisions	
△	
△	
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Silver Oak Development Company
 Limited Partnership
 3075 College Drive
 Carson City, NV 89703
 PH (775) 882-6302

POST DEVELOPMENT DRAINAGE PLAN
APN: 007-461-22 & -23
GS Richards Boulevard
CARSON CITY
NV

drawing information	
DESIGNED BY:	BAM
DRAWN BY:	
CHECKED BY:	
DATE:	AUGUST 2015
DWG NAME:	SITE PLAN.DWG
JOB #:	116-007-001
SCALE H:	1"=60'
SCALE V:	N.A.
CITY APPROVAL:	
DATE:	

1 Conceptual Site/Landscaping Plan
1" = 50'-0"



2 Fence Detail
1/2" = 1'-0"

SITE PLAN GENERAL NOTES

1. THE SITE IS IN FEMA FLOOD ZONE 'X'
2. THERE ARE NO 15% OR GREATER SLOPES ON SITE
3. THERE ARE NO EXISTING TREES ON SITE
4. BIKE PATH ON SILVER OAK DRIVE #16 FEET TO THE NORTH
5. BIKE PATH TO THE SOUTH ON WEST COLLEGE PARKWAY 719 TO THE SOUTH

SITE COVERAGES

1. TOTAL SITE AREA = 176,771 SF (4.06 ACRES)
2. (5) 3 STORY RESIDENTIAL BUILDINGS 27,276 SF EACH = 136,380 SF
3. (1) OFFICE 2,400 SF
4. LOT COVERAGE OF BUILDING FOOTPRINT = 48,630 SF
5. PAVED SURFACE AREA = 79,638 SF

PARKING

1. 90 TOTAL UNITS AT 2 SPACES PER UNIT = 180 REQUIRED SPACES
2. 180 SURFACED PARKING SPACES PROVIDED
3. 60 GARAGE SPACES PROVIDED

OCCUPANCY AND BUILDING TYPE

1. IRC 2012 OCCUPANCY R2 - MULTIFAMILY; U - PRIVATE GARAGES; B - OFFICE
2. BUILDING TYPE VB (SPRINKLERED)

MULTI-FAMILY:

1. UNIT TALLY: (60) 2 BEDROOM UNITS, (30) 1 BEDROOM UNITS
2. DENSITY RATIO: 90 UNITS / 4.06 ACRES = 22.16 UNITS/ACRE. (60) 2 BEDROOM UNITS AT 1500 sf = 90000 sf. (30) 1 BEDROOM UNITS AT 1200 sf = 36000 sf. TOTAL SITE REQUIRED FOR DEVELOPMENT = 126000 sf. AREA OF SITE = 176,771 SF
3. PARKING: 2 SPACES REQUIRED FOR EACH UNIT. 90 UNITS = 180 REQUIRED SPACES
4. OPEN SPACE (LANDSCAPED) 90 UNITS x 250 SF PER UNIT = 22,500 SF REQUIRED OPEN SPACE. 23,046 SF PROVIDED. AREA OF PAVED SURFACES = 79,638 SF
5. SETBACKS: FRONT 10' + 10' FOR EACH STORY ABOVE 2 STORIES. 3 STORIES TOTAL = 20' SETBACK. SIDE 10' + 10' FOR EACH STORY ABOVE 2 STORIES. 3 STORIES TOTAL = 20' SETBACK. REAR 20' + 10' FOR EACH STORY ABOVE 2 STORIES. 3 STORIES TOTAL = 30' SETBACK

OPEN SPACE:

1. LANDSCAPE AREA = 23,967 SF (AREA 15' OR WIDER, DOES NOT INCLUDE 10' LANDSCAPE BUFFERS AT PERIMETER OF SITE - REQUIRED = 22,500 SF)
2. PRIVATE OPEN SPACE (BALCONIES) = 10,810 SF. REQUIRED = 9,000 SF (100 SF PRIVATE OPEN PER UNIT)

LANDSCAPE LEGEND

- KENTUCKY BLUE DERBY/OASIS BLUE FESCUE SOD LANDSCAPING
- XERISCAPING LANDSCAPING TO INCLUDE INDIGENOUS TREES AND SCRUBS
- ARTIFICIAL TURF INSTALLED PER MANUFACTURER'S SPECIFICATIONS APPROX. COVERAGE = 17,457 SF

Rev#	Rev Date	Revision Description
1	Date 1	Revision 1

FRAME ARCHITECTURE INC
8985 Double Diamond Parkway
Suite B8
Reno, NV 89521
775 827 9977 p - 775 490 0018f

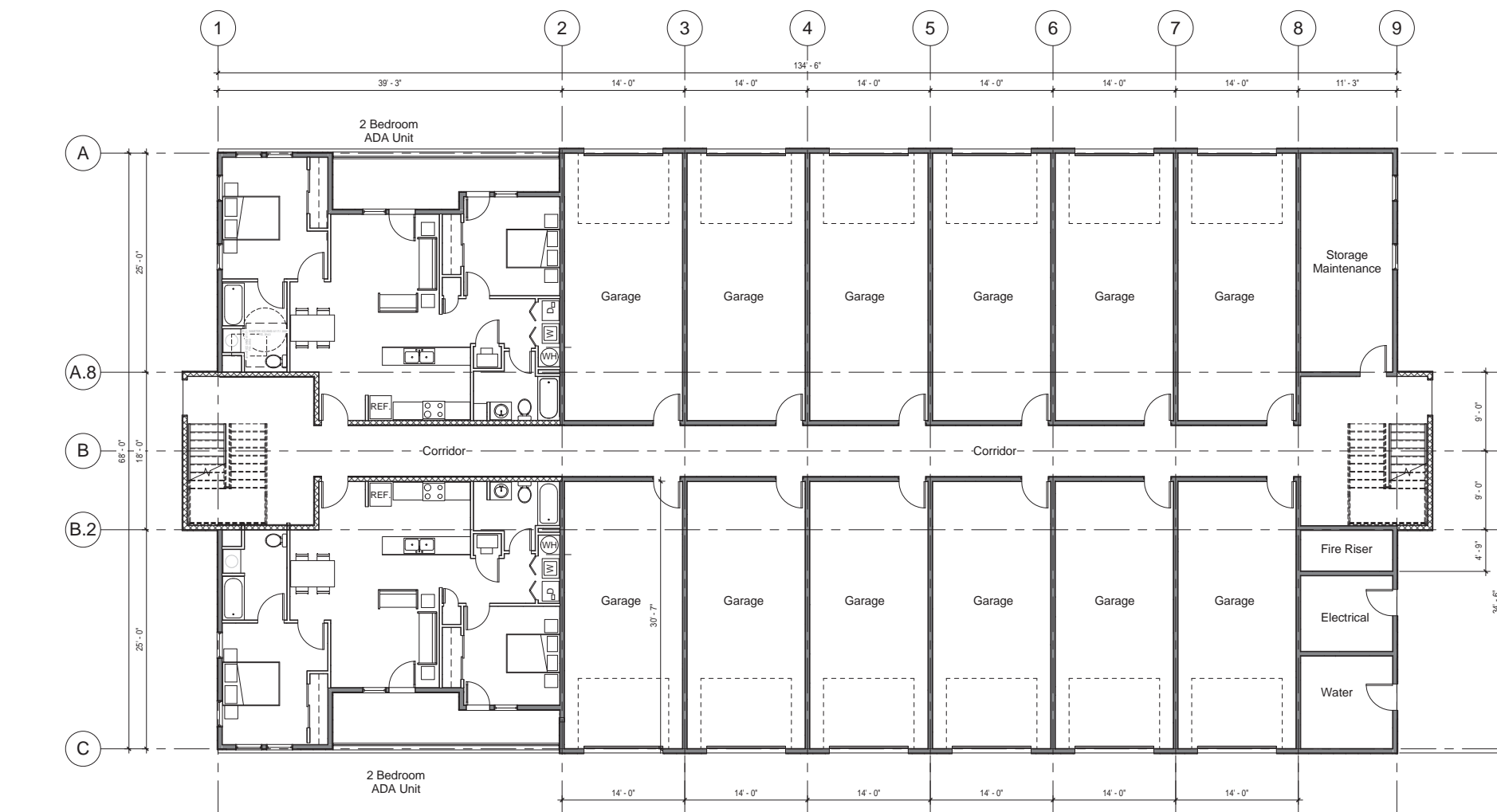
For Permit
8/27/2015 1:11:00 PM

drawing title
Conceptual Site/Landscaping Plan

job number
14-36

date
08-27-2015

drawing number
A1.0



1 Level 1
1/8" = 1'-0"

FLOOR PLAN KEYNOTES #

1. ...

FIXTURE COUNTS FOR APARTMENTS

UNIT TYPE 1 = 1 BEDROOM

- FIXTURES =** (2) TOILETS
(2) LAVATORIES
(2) TUBS w/ SHOWER HEADS
(1) WATER HEATER
(1) KITCHEN SINK

UNIT TYPE 2 = 2 BEDROOMS UNIT TYPE

- FIXTURES =** (1) TOILETS
(1) LAVATORY
(1) TUB w/ SHOWER HEAD
(1) WATER HEATER
(1) KITCHEN SINK

FIRST FLOOR

(2) *UNIT TYPE 1* UNITS

SECOND FLOOR

(4) *UNIT TYPE 1* UNITS
(4) *UNIT TYPE 2* UNITS

THIRD FLOOR

(4) *UNIT TYPE 1* UNITS
(4) *UNIT TYPE 2* UNITS

TOTAL *UNIT TYPE* COUNT FOR ENTIRE PROJECT - (5) BUILDINGS

(50) *UNIT TYPE 1* UNITS
(40) *UNIT TYPE 2* UNITS

FIXTURE COUNTS FOR CLUBHOUSE

CLUBHOUSE

- FIXTURES =** (4) TOILETS
(4) LAVATORIES
(2) OUTDOOR SHOWER HEADS
(1) BAR SINK
(1) WATER HEATER
(1) WATER LINE FOR POOL AND/OR FILTER

Wall Legend

- 1 EXTERIOR WALL - 2X4 WOOD STUDS, WITH PLYWOOD SHEATHING, VAPOR BARRIER AND WOOD SIDING ON EXTERIOR FACE. 1/2" GWB ON INTERIOR FACE
- 2 EXTERIOR PLUMBING WALL - 2X6 WOOD STUDS, WITH PLYWOOD SHEATHING, VAPOR BARRIER AND WOOD SIDING ON EXTERIOR FACE. 1/2" GWB ON INTERIOR FACE
- 3 EXTERIOR WALL - 2X4 WOOD STUDS, WITH PLYWOOD SHEATHING, VAPOR BARRIER AND STUCCO SYSTEM ON EXTERIOR FACE. 1/2" GWB ON INTERIOR FACE
- 4 EXTERIOR PLUMBING WALL - 2X6 WOOD STUDS, WITH PLYWOOD SHEATHING, VAPOR BARRIER AND STUCCO SYSTEM ON EXTERIOR FACE. 1/2" GWB ON INTERIOR FACE
- 5 INTERIOR WALL - 2X4 WOOD STUDS, 1/2" GWB ON EACH FACE. USE WATER RESISTANT GWB WHERE REQUIRED.
- 6 INTERIOR PLUMBING WALL - 2X6 WOOD STUDS, 1/2" GWB ON EACH FACE. USE WATER RESISTANT GWB WHERE REQUIRED.
- 7 FIRE WALL AT GARAGE - 2X4 WOOD STUDS, 1/2" GWB ON INTERIOR FACE. USE WATER RESISTANT GWB WHERE REQUIRED. 5/8" TYPE 'X' GWB, FIRE TAPED ON GARAGE FACE.

GS Richards Apartment
3808 GS. Richards Blvd
Carson City, NV 89703
apn 007-461-23 & 007-461-22

Rev#	Rev Date	Revision Description
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FRAME ARCHITECTURE INC
 8985 Double Diamond Parkway
 Reno, NV 89521
 Suite B8
 775 827 9977 p - 775 490 0018 f

For Permit
8/18/2015 4:29:36 PM

drawing title	Level 1 Floor Plan
job number	14-36
date	08-18-2015
drawing number	A1.1

FLOOR PLAN KEYNOTES #

1. --

FIXTURE COUNTS FOR APARTMENTS

- *UNIT TYPE 1* = 1 BEDROOM
FIXTURES = (2) TOILETS
 (2) LAVATORIES
 (2) TUBS w/ SHOWER HEADS
 (1) WATER HEATER
 (1) KITCHEN SINK
- *UNIT TYPE 2* = 2 BEDROOMS UNIT TYPE
FIXTURES = (1) TOILETS
 (1) LAVATORY
 (1) TUB w/ SHOWER HEAD
 (1) WATER HEATER
 (1) KITCHEN SINK

FIRST FLOOR

(2) *UNIT TYPE 1* UNITS

SECOND FLOOR

(4) *UNIT TYPE 1* UNITS
 (4) *UNIT TYPE 2* UNITS

THIRD FLOOR

(4) *UNIT TYPE 1* UNITS
 (4) *UNIT TYPE 2* UNITS

TOTAL *UNIT TYPE* COUNT FOR ENTIRE PROJECT - (5) BUILDINGS

(50) *UNIT TYPE 1* UNITS
 (40) *UNIT TYPE 2* UNITS

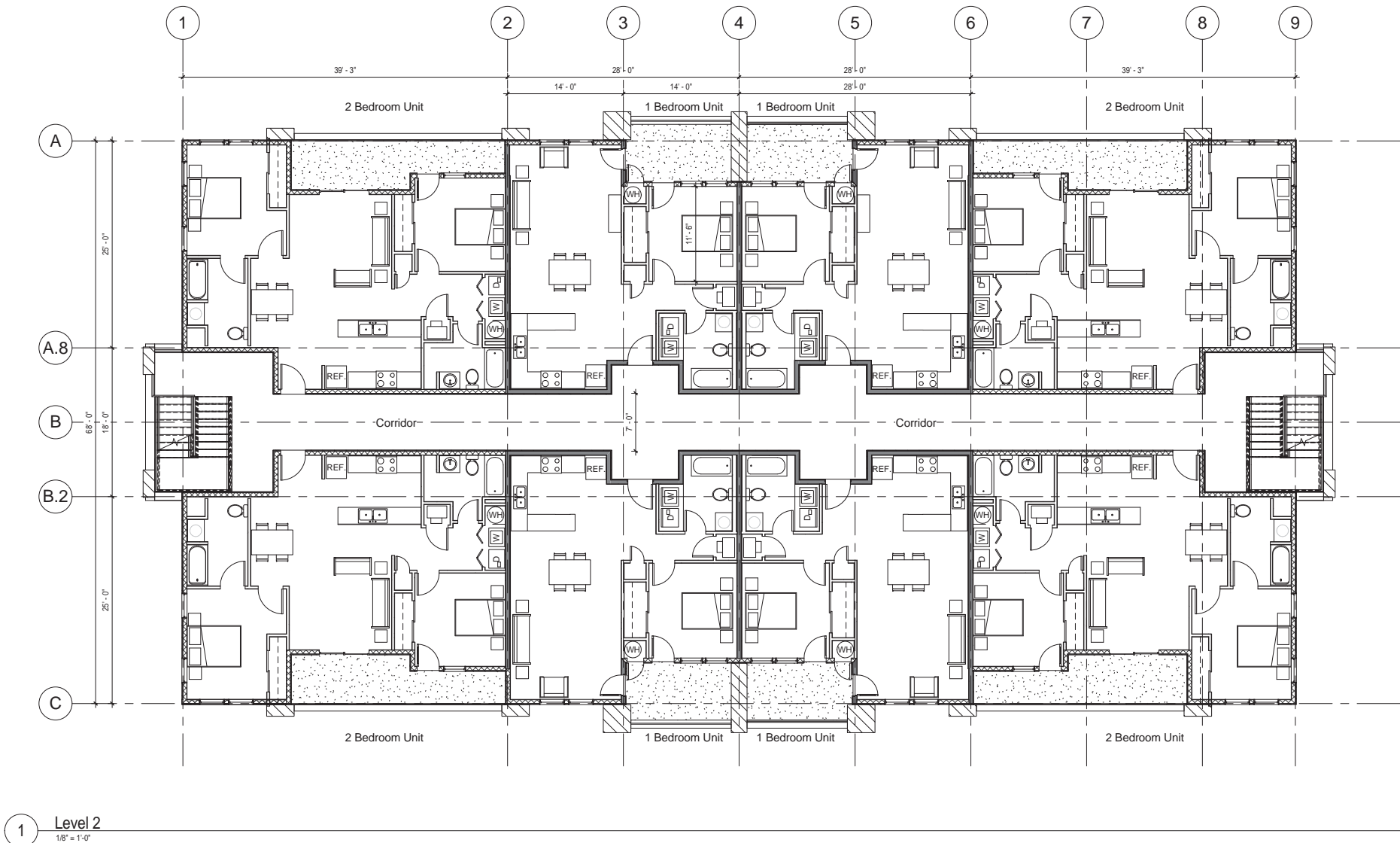
FIXTURE COUNTS FOR CLUBHOUSE

CLUBHOUSE

- FIXTURES** = (4) TOILETS
 (4) LAVATORIES
 (2) OUTDOOR SHOWER HEADS
 (1) BAR SINK
 (1) WATERHEATER
 (1) WATER LINE FOR POOL AND/OR FILTER

Wall Legend

- EXTERIOR WALL - 2X4 WOOD STUDS, WITH PLYWOOD SHEATHING, VAPOR BARRIER AND WOOD SIDING ON EXTERIOR FACE. 1/2" GWB ON INTERIOR FACE
- EXTERIOR PLUMBING WALL - 2X6 WOOD STUDS, WITH PLYWOOD SHEATHING, VAPOR BARRIER AND WOOD SIDING ON EXTERIOR FACE. 1/2" GWB ON INTERIOR FACE
- EXTERIOR WALL - 2X4 WOOD STUDS, WITH PLYWOOD SHEATHING, VAPOR BARRIER AND STUCCO SYSTEM ON EXTERIOR FACE. 1/2" GWB ON INTERIOR FACE
- EXTERIOR PLUMBING WALL - 2X6 WOOD STUDS, WITH PLYWOOD SHEATHING, VAPOR BARRIER AND STUCCO SYSTEM ON EXTERIOR FACE. 1/2" GWB ON INTERIOR FACE
- INTERIOR WALL - 2X4 WOOD STUDS, 1/2" GWB ON EACH FACE. USE WATER RESISTANT GWB WHERE REQUIRED.
- INTERIOR PLUMBING WALL - 2X6 WOOD STUDS, 1/2" GWB ON EACH FACE. USE WATER RESISTANT GWB WHERE REQUIRED.
- FIRE WALL AT GARAGE - 2X4 WOOD STUDS, 1/2" GWB ON INTERIOR FACE. USE WATER RESISTANT GWB WHERE REQUIRED, 5/8" TYPE 'X' GWB, FIRE TAPED ON GARAGE FACE.



1 Level 2
 1/8" = 1'-0"

GS Richards Apartment
3808 GS. Richards Blvd
Carson City, NV 89703
apn 007-461-23 & 007-461-22

Rev#	Rev Date	Revision Description
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FRAME ARCHITECTURE INC
 8985 Double Diamond Parkway
 Suite B8
 Reno, NV 89521
 775 827 9977 p - 775 490 0018 f

For Permit
 8/18/2015 4:29:39 PM

drawing title
 Level 2 Floor Plan

job number
 14-36

date
 08-18-2015

drawing number

A1.2

FLOOR PLAN KEYNOTES #

1. ...

FIXTURE COUNTS FOR APARTMENTS

UNIT TYPE 1 = 1 BEDROOM

- FIXTURES =** (2) TOILETS
(2) LAVATORIES
(2) TUBS w/ SHOWER HEADS
(1) WATER HEATER
(1) KITCHEN SINK

UNIT TYPE 2 = 2 BEDROOMS UNIT TYPE

- FIXTURES =** (1) TOILETS
(1) LAVATORY
(1) TUB w/ SHOWER HEAD
(1) WATER HEATER
(1) KITCHEN SINK

FIRST FLOOR

(2) *UNIT TYPE 1* UNITS

SECOND FLOOR

(4) *UNIT TYPE 1* UNITS
(4) *UNIT TYPE 2* UNITS

THIRD FLOOR

(4) *UNIT TYPE 1* UNITS
(4) *UNIT TYPE 2* UNITS

TOTAL *UNIT TYPE* COUNT FOR ENTIRE PROJECT - (6) BUILDINGS

(50) *UNIT TYPE 1* UNITS
(40) *UNIT TYPE 2* UNITS

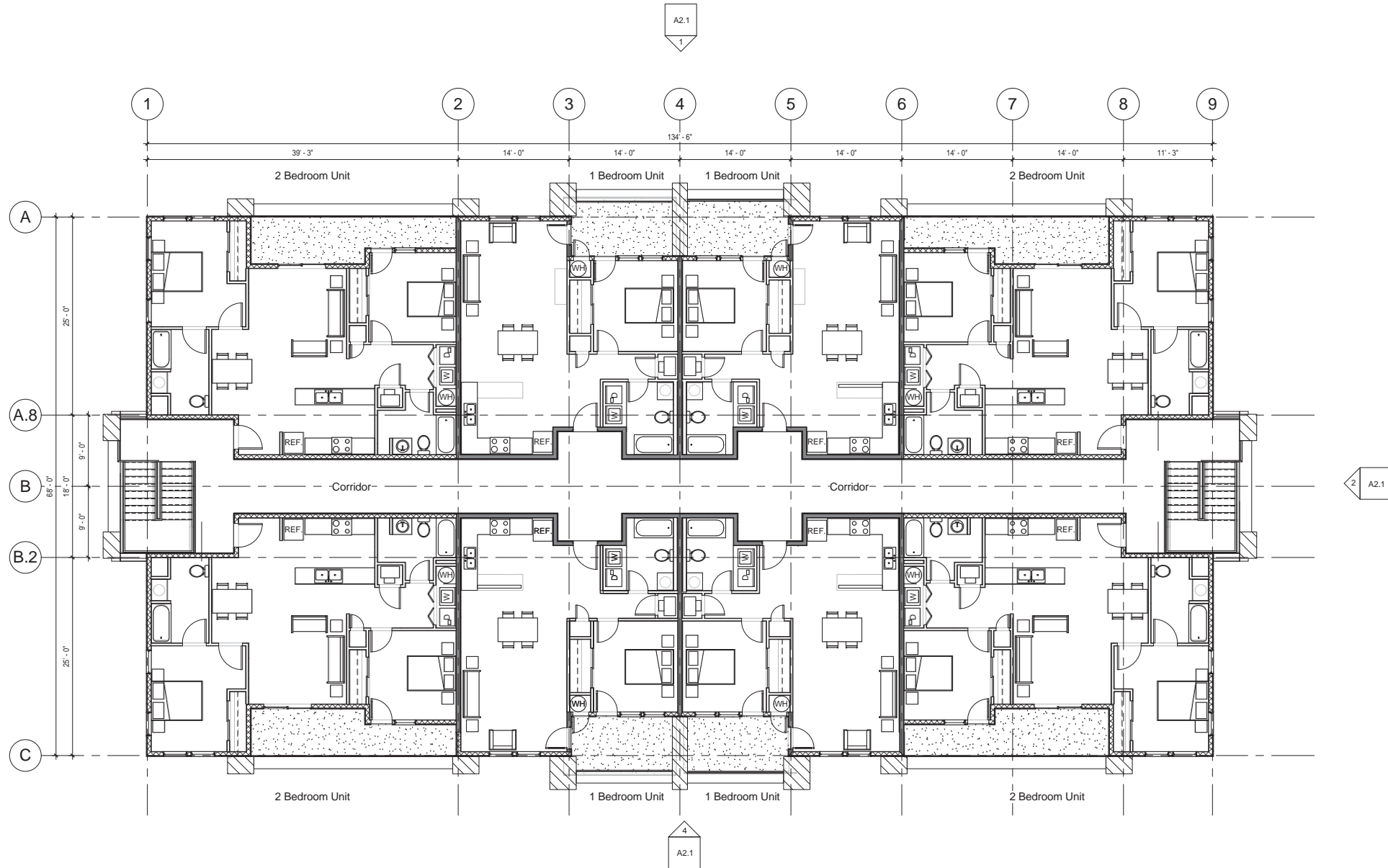
FIXTURE COUNTS FOR CLUBHOUSE

CLUBHOUSE

- FIXTURES =** (4) TOILETS
(4) LAVATORIES
(2) OUTDOOR SHOWER HEADS
(1) BAR SINK
(1) WATER HEATER
(1) WATER LINE FOR POOL AND/OR FILTER

Wall Legend

- EXTERIOR WALL - 2X4 WOOD STUDS, WITH PLYWOOD SHEATHING, VAPOR BARRIER AND WOOD SIDING ON EXTERIOR FACE. 1/2" GWB ON INTERIOR FACE
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- FIRE WALL AT GARAGE - 2X4 WOOD STUDS, 1/2" GWB ON INTERIOR FACE. USE WATER RESISTANT GWB WHERE REQUIRED. 5/8" TYPE 'X' GWB, FIRE TAPED ON GARAGE FACE.



1 Level 3
1/8" = 1'-0"

GS Richards Apartment
3808 GS. Richards Blvd
Carson City, NV 89703
apn 007-461-23 & 007-461-22

Rev#	Rev Date	Revision Description
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FIXTURE COUNTS FOR CLUBHOUSE

FRAME ARCHITECTURE INC
8985 Double Diamond Parkway
Suite B8
Reno, NV 89521
775 827 9977 p - 775 490 0018 f

For Permit
8/18/2015 4:29:42 PM

drawing title

Level 3 Floor Plan

job number
14-36

date
08-18-2015

drawing number

A1.3



1 North
1/8" = 1'-0"



3 West
1/8" = 1'-0"



2 East
1/8" = 1'-0"



4 South
1/8" = 1'-0"

GS Richards Apartment
3808 GS. Richards Blvd
Carson City, NV 89703
apn 007-461-23 & 007-461-22

Rev#	Rev Date	Revision Description

FRAME
 ARCHITECTURE
 INC
 8985 Double Diamond Parkway
 Suite B8
 Reno, NV 89521
 775.827.9977 p - 775.490.0018 f

For Permit
 8/18/2015 3:43:20 PM

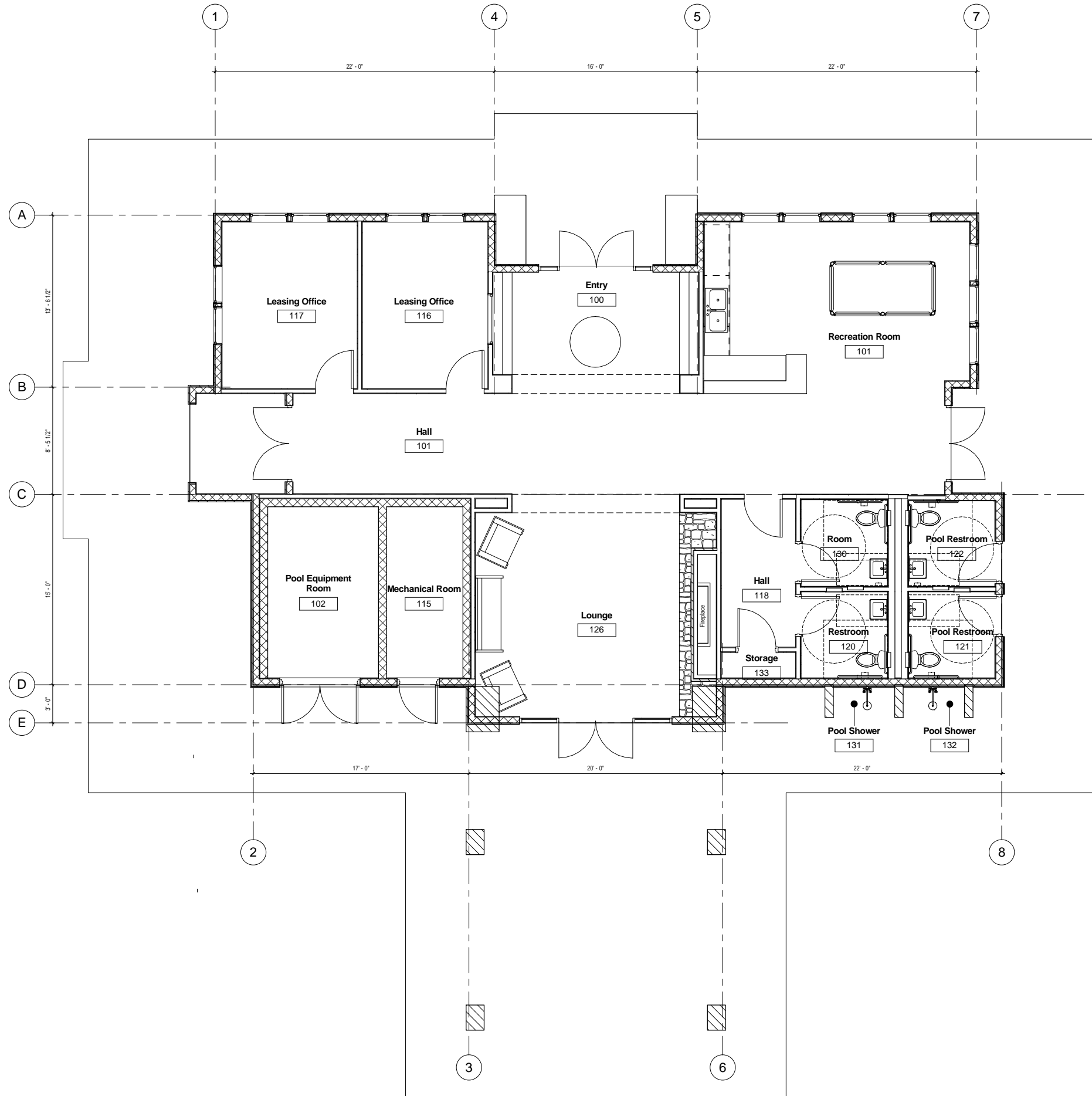
drawing title
 Building Elevations

job number
 14-36

date
 08-18-2015

drawing number
A2.1

**GS Richards Apartments
Office Building**



1 Level 1
1/4" = 1'-0"

Revision Schedule		
Revis#	Rev Date	Revision Description

FRAME ARCHITECTURE INC
 8985 Double Diamond Parkway
 Suite B8
 Reno, NV 89521
 775 827 9977 p - 775 490 0018 f

For Permit
8/18/2015 3:57:41 PM

drawing title
Level 1 Floor Plan

job number
14-36

date
08-18-2015

drawing number
A1.1



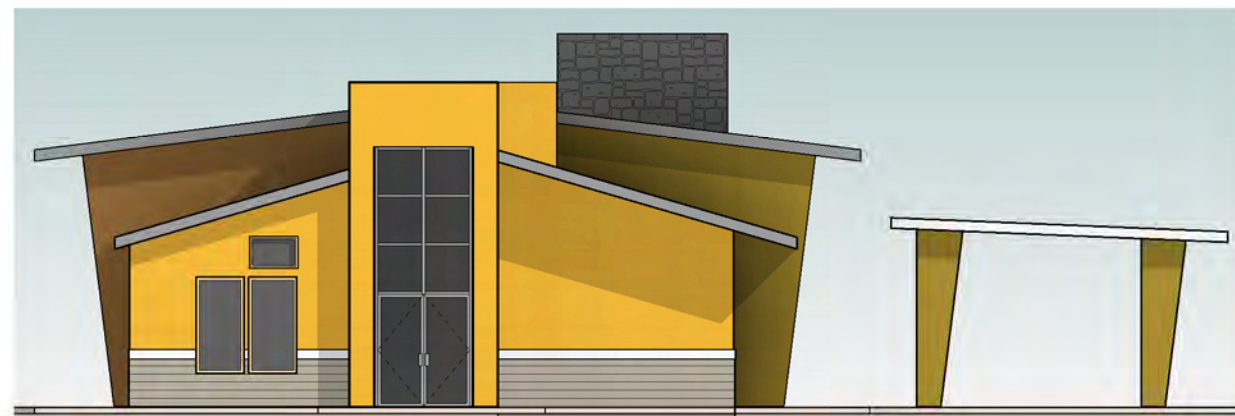
1 North
3/16" = 1'-0"



3 South
3/16" = 1'-0"



2 East
3/16" = 1'-0"



4 West
3/16" = 1'-0"

**GS Richards Apartments
Office Building**

Revision Schedule		
Rev#	Rev Date	Revision Description

FRAME
ARCHITECTURE
INC
8985 Double Diamond Parkway
Suite B8
Reno, NV 89521
775 827 9977 p - 775 490 0018 f

For Permit
8/18/2015 3:57:08 PM

drawing title
Exterior Elevations

job number
14-36

date
08-18-2015

drawing number
A2.1



8985 Double Diamond Parkway ▪ Suite B8 ▪ Reno, NV 89521 ▪ (775) 827-9977

August 18, 2015

Question 1: How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

Answer: The Master Plan designation for the site is MU-Commercial. The 90 proposed multi-family units conform to the Master Plan.

A Balanced Land Use Pattern:

As part of the Silver Oak PUD the project brings residents into the commercial areas which encourage a more compact, mixed use pattern of development.

Equitable Distribution of Recreational Opportunities:

The project contains a pool and clubhouse for the recreational amenities of the tenants.

Economic Vitality:

The tenants will use the adjacent commercial services which will increase the economic vitality of those businesses.

Livable Neighborhoods and Activity Centers:

The addition of the residents will provide access to the existing adjacent pathways along GS Richards Blvd and open spaces.

A Connected City:

The project incorporates the existing Silver Oak PUD walkways and pedestrian access to the surrounding neighborhoods to the south across College Parkway, employment areas to the east and recreational activities such as the golf course to the west.

Question 2: Will the effect of the proposed development be detrimental to the community? To the general neighborhood?

Answer: The zoning is RC-P and is within the Silver Oak PUD, which provides for multi-family housing. The surrounding land uses are to the west the existing Silver Oak Golf Course, to the north an office building, to the east across GS Richards Blvd. is vacant land and to the south across Country Club Drive is an office building.

As a residential use, the project naturally does not produce noise, dust, odors, vibration, fumes, glare or any detrimental activity with neighboring properties. The project is allowed per the Silver Oak PUD, as multi-family was always intended for this area. The only uses not contained within the buildings will be the recreational tenant areas which will be screened. Our project is taller than surrounding projects; however it is still under the 45' height limit.

Multi-family is approved in the Silver Oak PUD and provides much needed residential for the adjacent Medical Offices and Hospital on the north end of Carson City.

GS Richards and Country Club drive are engineered for full development. The current traffic is minimal since the east side of GS Richards north of the roundabout currently has no development. The project will make left turns on both GS Richards and Country Club drive.

Emergency Response time is 3 minutes or less per the fire department. The closest fire station, #52, at the airport 2400 College Parkway.

The short-range benefit of the project is local construction jobs for the people who will work on the project the long-range benefit is the addition of medical professionals living in the area.

Question 3: Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

We don't anticipate a major impact to the school district as the project has 50 – two bedroom units and 40 – one bedroom units. The project is marketed for professional and medical people with the adjacency of the hospital.

All surface area drainage flows to the golf course per the Silver Oak PUD, see engineers report.

Yes there is plenty of water for our project without degrading the quality to others in the area.

The existing 8" sewer lines in both Country Club Drive and GS Richards are adequate for our use per our engineers report.

The existing roadways and drive cuts at GS Richards and Country Club drive are being used.

We discussed this with the Public works department

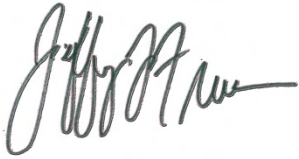
Outdoor lighting will be shielded so that the light does not overflow onto adjacent properties.

Landscape will consist of street trees in the parking lot islands, small shrubs along the perimeter of the residential units and artificial turf in the landscaped areas between the residential units and at the pool.

Parking plan is supplied, we are not asking for any off-site parking.

ACKNOWLEDGEMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.



08-19-2015

Applicant

Date

Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: GS RICHARDS APARTMENTS

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?
- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

2 Special Use Permit & Major Project Review Development Checklist

- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- 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 (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)? **PUD**

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?

- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide 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 (6.1c)?
- 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 (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

Gayle Robertson
Carson City Treasurer
(775) 887-2092

**CARSON CITY CONSOLIDATED MUNICIPALITY
REAL PROPERTY TAXES FOR FISCAL YEAR
2015-2016**



Backup Packet 5

TAXES FROM JULY 1, 2015 THRU JUNE 30, 2016

NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH NRS 361.483-485 TAXPAYERS FOR THE FISCAL YEAR AS INDICATED ARE NOW DUE AND PAYABLE. ANY PERSON SEEKING RELIEF FROM PENALTIES OR INTEREST SHALL REFER TO NRS 361.483-5.

PROPERTY LOCATION / DESCRIPTION			
PARCEL NUMBER	DISTRICT	ROLL NUMBER	PROPERTY LOCATION
007-461-22	2.4	017690	3808 GS RICHARDS BLVD

1A-13642
TURNER, MARK & RICHARDS, SEAN
2051 EVERGREEN DR
CARSON CITY, NV 89703

MAKE REMITTANCE PAYABLE TO:
CARSON CITY TREASURER
TAX DEPARTMENT
201 N. CARSON STREET #5
CARSON CITY, NV 89701

YOUR CHECK IS YOUR RECEIPT
IF ADDITIONAL RECEIPT IS NEEDED, RETURN
ENTIRE TAX BILL WITH PAYMENT AND SELF-
ADDRESSED STAMPED ENVELOPE.

NOTE: IF YOU HAVE A LENDER WHO PAYS YOUR TAXES, THIS INFORMATION HAS BEEN PROVIDED TO THEM.

ASSESSED VALUATION		DISTRIBUTION OF TAX AMOUNTS				
DESCRIPTION	VALUE	TAXING AGENCY	RATE	PREABATEMENT AMOUNT	ABATEMENT/RECAPTURE AMOUNT	TAX AMOUNT
Real Estate	252,234	CITY OPER.	1.9122	\$4,823.21	\$3,247.34-	\$1,575.87
		CO-OP EXT.	0.0128	\$32.28	\$12.16-	\$20.12
		SR. CIT.	0.0500	\$126.12	\$47.58-	\$78.54
		ACCIDENT INDG	0.0150	\$37.84	\$14.27-	\$23.57
		MEDICAL INDG	0.1000	\$252.23	\$95.15-	\$157.08
		CAP.PROJ. (L)	0.0500	\$126.12	\$47.58-	\$78.54
		SCHOOL OPER.	0.7500	\$1,891.76	\$713.63-	\$1,178.13
		SCH. DEBT (V)	0.4300	\$1,084.61	\$409.15-	\$675.46
		STATE OF NV	0.1700	\$428.80	\$161.76-	\$267.04
		SUB-CONSERV.	0.0300	\$75.67	\$28.55-	\$47.12
		Ad Valorem Totals	3.5200	\$8,878.64	\$4,777.17-	\$4,101.47
		E. V. Water				\$3.62
NET ASSESSED	252,234					\$4,105.09

Information concerning taxing authorization, rates and uses of taxes collected can be found at www.carson.org/taxes

PLEASE SEE THE REVERSE SIDE OF THIS TAX BILL FOR IMPORTANT INFORMATION

GO TO: www.carson.org/taxes

Pay Online

Sign up for free Tax E-Alerts

Review your Tax History

Handwritten notes: OK 1124 48, \$13,013.

DETACH AND MAIL THIS STUB WHEN PAYING 4TH INSTALLMENT.
MAIL TO: CARSON CITY TREASURER TAX DEPARTMENT
201 N. CARSON STREET #5
CARSON CITY, NV 89701
IF MAILING ADDRESS HAS CHANGED MAKE CHANGE HERE

4TH INSTALLMENT
DUE ON OR BEFORE
March 7, 2016
PARCEL NUMBER
007-461-22
AMOUNT
\$1,026.00

STREET _____
CITY _____ STATE _____ ZIP _____
AUTHORIZED SIGNATURE _____

DETACH AND MAIL THIS STUB WHEN PAYING 3RD INSTALLMENT.
MAIL TO: CARSON CITY TREASURER TAX DEPARTMENT
201 N. CARSON STREET #5
CARSON CITY, NV 89701
IF MAILING ADDRESS HAS CHANGED MAKE CHANGE HERE

3RD INSTALLMENT
DUE ON OR BEFORE
January 4, 2016
PARCEL NUMBER
007-461-22
AMOUNT
\$1,026.00

STREET _____
CITY _____ STATE _____ ZIP _____
AUTHORIZED SIGNATURE _____

DETACH AND MAIL THIS STUB WHEN PAYING 2ND INSTALLMENT.
MAIL TO: CARSON CITY TREASURER TAX DEPARTMENT
201 N. CARSON STREET #5
CARSON CITY, NV 89701
IF MAILING ADDRESS HAS CHANGED MAKE CHANGE HERE

2ND INSTALLMENT
DUE ON OR BEFORE
October 5, 2015
PARCEL NUMBER
007-461-22
AMOUNT
\$1,026.00

STREET _____
CITY _____ STATE _____ ZIP _____
AUTHORIZED SIGNATURE _____

DETACH AND MAIL THIS STUB WHEN PAYING 1ST INSTALLMENT.
MAIL TO: CARSON CITY TREASURER TAX DEPARTMENT
201 N. CARSON STREET #5
CARSON CITY, NV 89701
IF MAILING ADDRESS HAS CHANGED MAKE CHANGE HERE

1ST INSTALLMENT
DUE ON OR BEFORE
August 17, 2015
PARCEL NUMBER
007-461-22
AMOUNT
\$1,027.09

STREET _____
CITY _____ STATE _____ ZIP _____
AUTHORIZED SIGNATURE _____

Gayle Robertson
Carson City Treasurer
(775) 887-2092

**CARSON CITY CONSOLIDATED MUNICIPALITY
REAL PROPERTY TAXES FOR FISCAL YEAR
2015-2016**



Backup Packet 5

TAXES FROM JULY 1, 2015 THRU JUNE 30, 2016

NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH NRS 361.485 NOTICE TO TAXPAYERS TAXES FOR THE FISCAL YEAR AS INDICATED ARE NOW DUE AND PAYABLE. ANY PERSON SEEKING RELIEF FROM PENALTIES OR INTEREST SHALL REFER TO NRS 361.485.

PROPERTY LOCATION / DESCRIPTION			
PARCEL NUMBER	DISTRICT	ROLL NUMBER	PROPERTY LOCATION
007-461-23	2.4	017688	GS RICHARDS BLVD

1A-13640
TURNER, M & RICHARD, S & ET AL
2051 EVERGREEN DR
CARSON CITY, NV 89703

MAKE REMITTANCE PAYABLE TO:
CARSON CITY TREASURER
TAX DEPARTMENT
201 N. CARSON STREET #5
CARSON CITY, NV 89701

YOUR CHECK IS YOUR RECEIPT
IF ADDITIONAL RECEIPT IS NEEDED, RETURN
ENTIRE TAX BILL WITH PAYMENT AND SELF-
ADDRESSED STAMPED ENVELOPE.

NOTE: IF YOU HAVE A LENDER WHO PAYS YOUR TAXES, THIS INFORMATION HAS BEEN PROVIDED TO THEM.

ASSESSED VALUATION		DISTRIBUTION OF TAX AMOUNTS				
DESCRIPTION	VALUE	TAXING AGENCY	RATE	PREABATEMENT AMOUNT	ABATEMENT/RECAPTURE AMOUNT	TAX AMOUNT
Real Estate	357,826	CITY OPER.	1.9122	\$6,842.36	\$3,101.81-	\$3,740.55
		CO-OP EXT.	0.0128	\$45.80	\$4.69-	\$41.11
		SR. CIT.	0.0500	\$178.91	\$18.36-	\$160.55
		ACCIDENT INDG	0.0150	\$53.67	\$5.51-	\$48.16
		MEDICAL INDG	0.1000	\$357.83	\$36.72-	\$321.11
		CAP.PROJ. (L)	0.0500	\$178.91	\$18.36-	\$160.55
		SCHOOL OPER.	0.7500	\$2,683.70	\$275.42-	\$2,408.28
		SCH. DEBT (V)	0.4300	\$1,538.65	\$157.90-	\$1,380.75
		STATE OF NV	0.1700	\$608.30	\$62.43-	\$545.87
		SUB-CONSERV.	0.0300	\$107.35	\$11.02-	\$96.33
		Ad Valorem Totals	3.5200	\$12,695.48	\$3,692.22-	\$8,903.26
		E. V. Water				\$5.13
NET ASSESSED	357,826					\$8,908.39

Information concerning taxing authorization, rates and uses of taxes collected can be found at www.carson.org/taxes

PLEASE SEE THE REVERSE SIDE OF THIS TAX BILL FOR IMPORTANT INFORMATION

GO TO: www.carson.org/taxes

****Pay Online****

****Sign up for free Tax E-Alerts****

****Review your Tax History****

Handwritten: dk-1124 48 \$13.03

DETACH AND MAIL THIS STUB WHEN PAYING 4TH INSTALLMENT.

4TH INSTALLMENT
DUE ON OR BEFORE
March 7, 2016
PARCEL NUMBER
007-461-23
AMOUNT
\$2,227.00

MAIL TO: CARSON CITY TREASURER TAX DEPARTMENT
201 N. CARSON STREET #5
CARSON CITY, NV 89701

IF MAILING ADDRESS HAS CHANGED MAKE CHANGE HERE

STREET _____ CITY _____ STATE _____ ZIP _____

AUTHORIZED SIGNATURE _____

DETACH AND MAIL THIS STUB WHEN PAYING 3RD INSTALLMENT.

3RD INSTALLMENT
DUE ON OR BEFORE
January 4, 2016
PARCEL NUMBER
007-461-23
AMOUNT
\$2,227.00

MAIL TO: CARSON CITY TREASURER TAX DEPARTMENT
201 N. CARSON STREET #5
CARSON CITY, NV 89701

IF MAILING ADDRESS HAS CHANGED MAKE CHANGE HERE

STREET _____ CITY _____ STATE _____ ZIP _____

AUTHORIZED SIGNATURE _____

DETACH AND MAIL THIS STUB WHEN PAYING 2ND INSTALLMENT.

2ND INSTALLMENT
DUE ON OR BEFORE
October 5, 2015
PARCEL NUMBER
007-461-23
AMOUNT
\$2,227.00

MAIL TO: CARSON CITY TREASURER TAX DEPARTMENT
201 N. CARSON STREET #5
CARSON CITY, NV 89701

IF MAILING ADDRESS HAS CHANGED MAKE CHANGE HERE

STREET _____ CITY _____ STATE _____ ZIP _____

AUTHORIZED SIGNATURE _____

DETACH AND MAIL THIS STUB WHEN PAYING 1ST INSTALLMENT.

1ST INSTALLMENT
DUE ON OR BEFORE
August 17, 2015
PARCEL NUMBER
007-461-23
AMOUNT
\$2,227.39

MAIL TO: CARSON CITY TREASURER TAX DEPARTMENT
201 N. CARSON STREET #5
CARSON CITY, NV 89701

IF MAILING ADDRESS HAS CHANGED MAKE CHANGE HERE

STREET _____ CITY _____ STATE _____ ZIP _____

AUTHORIZED SIGNATURE _____

CONCEPTUAL DRAINAGE REPORT

**PROJECT:
GS Richards Apartments
GS Richards Boulevard
Carson City, NV**

**Prepared By:
Brian A. Matthews, P.E.**

**Prepared For:
Silver oak Development Company
Limited Partnership
3075 College Drive
Carson City, NV 89703**

August 18, 2015

Introduction

Street Address: GS Richards Boulevard, Carson City
APN: 007-461-22 & -23
Total Parcel Area: 176,771 sq ft, 4.06 Acres
Existing Disturbed Area: Not Developed
Proposed Disturbed Area: 176,771+/- sq ft, 4.06+/- Acres
Permanently Disturbed Area: 176,771+/- sq ft, 4.06+/- Acres
Township, Range, Section: Located in the south east $\frac{1}{4}$ of Township 15 North,
Range 20 East, Section 6

Location Map:



Site Description:

The site is located just on the west side of GS Richards Boulevard and there is a developed business on the north, Country Club Drive on the south and the golf course to the west, including a portion of the parking lot for the Silver Oak Golf Club. The site is vacant, but it has been graded from west to east, towards GS Richards Boulevard. There is an existing curb and gutter and sidewalk along GS Richards Boulevard and curb and gutter along Country Club Drive. The subject property includes two separate parcels, but I assume they will be combined during the development of the subject site.

The USGS topographic map shows that the general topography in the broader area is from the west to the east towards the site. The majority of offsite flow will come from the "Carson Range" mountains. However, the offsite flow that would normally reach this site is cut off by the Silver Oak Golf Course, more specifically the Silver Oak driving range which has been intentionally constructed to intercept flow from the offsite.

The site is described by FEMA as zone X (protected by a Levee) in the FIRM Community No. 320001 0084F, dated February 19, 2014 (See Appendix).

Project Description:

The proposed project includes the construction of 5 new apartment buildings, a clubhouse, a swimming pool, parking to accommodate the facilities and landscaping. The site will be approximately 80% impervious when the site is completely developed. The storm water will be collected on site and taken through a distribution system to the golf course, where it will be released. Within the golf course the water will be detained, before being released into an existing underground storm drain system which carries the flow to the east to the Carson City Freeway.

Drainage Basin Description

Hydrologic Method:

The AutoDesk Storm and Sanitary Analysis 2015 (S&S Analysis) was utilized to perform the Hydrologic and Hydraulic calculations. The method chosen within this program to estimate the runoff within the project boundaries is the SCS Unit Hydrograph Method (SCS TR-20 Method). The SCS Method utilizes drainage area, precipitation, curve numbers and lag time to estimate the quantity of water that runs off a defined area (basin). The SCS method was originally developed for use in the agricultural industry, so it has a tendency to overestimate flow generated in development, mainly due to the variability of curve numbers and the difficulty in estimating the antecedent water within a development setting. Additionally if a larger parcel is broken into smaller watershed basins, the runoff is further overestimated. The parameters used in this analysis are explained below:

Precipitation information is built into S&S Analysis which creates a unit hydrograph based upon the County and State of the subject site. In order to utilize the most applicable precipitation information, the 24 hour storm event was updated from the Point Precipitation Frequency Estimates from NOAA Atlas 14 at the location of the project (reference: "HDSC Precipitation Frequency Data Server (PFDS)"; http://hdsc.nws.noaa.gov/hdsc/pfds/sa/nv_pfds.html). The precipitation frequency estimates for this location are found in Table 1 (See Appendix).

Table 1. Design Storm Precipitation Summary Table

Information taken from NOAA Atlas 14 (See appendix)	5 year 24 hr (in)	100 year 24 hr (in)
Onsite Precipitation	1.94	3.43

The SCS curve number loss rate method was used to estimate the amount of water that does not infiltrate, but rather runs off of a basin. The soils information was obtained from the Natural Resources Conservation Service Web Soil Survey website and this site is broken into two separate soil types (See Appendix):

Haybourne gravelly sandy loam 2 to 4 percent slopes, Hydrologic Soil Group A

Based upon the existing soil group, the following Curve Numbers were used:

Commercial and business: 89 (Soil Group A - Used for proposed development)

Sagebrush Fair: 51 (Soil Group B, as A is not listed for existing condition)

The lag time is the time it takes from the peak rainfall to the peak discharge from a basin. In order to determine the lag time, the time of concentration is first calculated. The time of concentration is the time it takes for rainfall to travel from the hydraulically most distant point of a basin to the outlet point of that basin. The lag time is related to the time of concentration by multiplying the time of concentration by a factor of 0.60. The time of concentration is estimated using inputs such as the length of flow, slope, surface type, etc. This calculation is performed in the S&S Analysis. However due to the conceptual nature of this project, the time of concentration was estimated at 10 minutes for both the existing and developed condition.

Major Offsite Basins:

Due to the improvements associated with the Silver Oak Golf Course, the offsite flow coming from the "Carson Range" is intercepted by the Silver Oak Driving Range and does not reach the subject site. No offsite flow is anticipated to reach the subject site.

Existing Onsite Basin:

The existing site was analyzed as one basin. The existing property slopes from west to east towards GS Richards Boulevard. A summary table of the existing runoff is provided in Table 2 (See Appendix).

Table 2. Existing Conditions Summary Table

Design Area	Direction of Discharge	5 year 24 hr Flow (cfs)	100 year 24 hr Flow (cfs)
Subject Site	From West to East	0.00	0.37
Total Outflow		0.00	0.37

In the existing condition, the water most likely ponds on the site and does not leave. However, if it does leave the site, it will enter GS Richards Boulevard where it will enter the gutter system and head to the east.

Proposed Drainage System

The post-development condition has been analyzed as one basin, since the onsite collection system has not been developed. It is anticipated that the storm water runoff from the onsite will be collected in an underground storm drain system which will direct the collected storm water to the Silver Oak Golf Course. Once the water reaches the Silver Oak Golf Course it will be detained within the grass. If the holding capacity of the golf course is exceeded, the water will enter a storm drain system that ties into the Carson City Freeway. A summary table of the proposed runoff is provided in Table 3 (See Appendix).

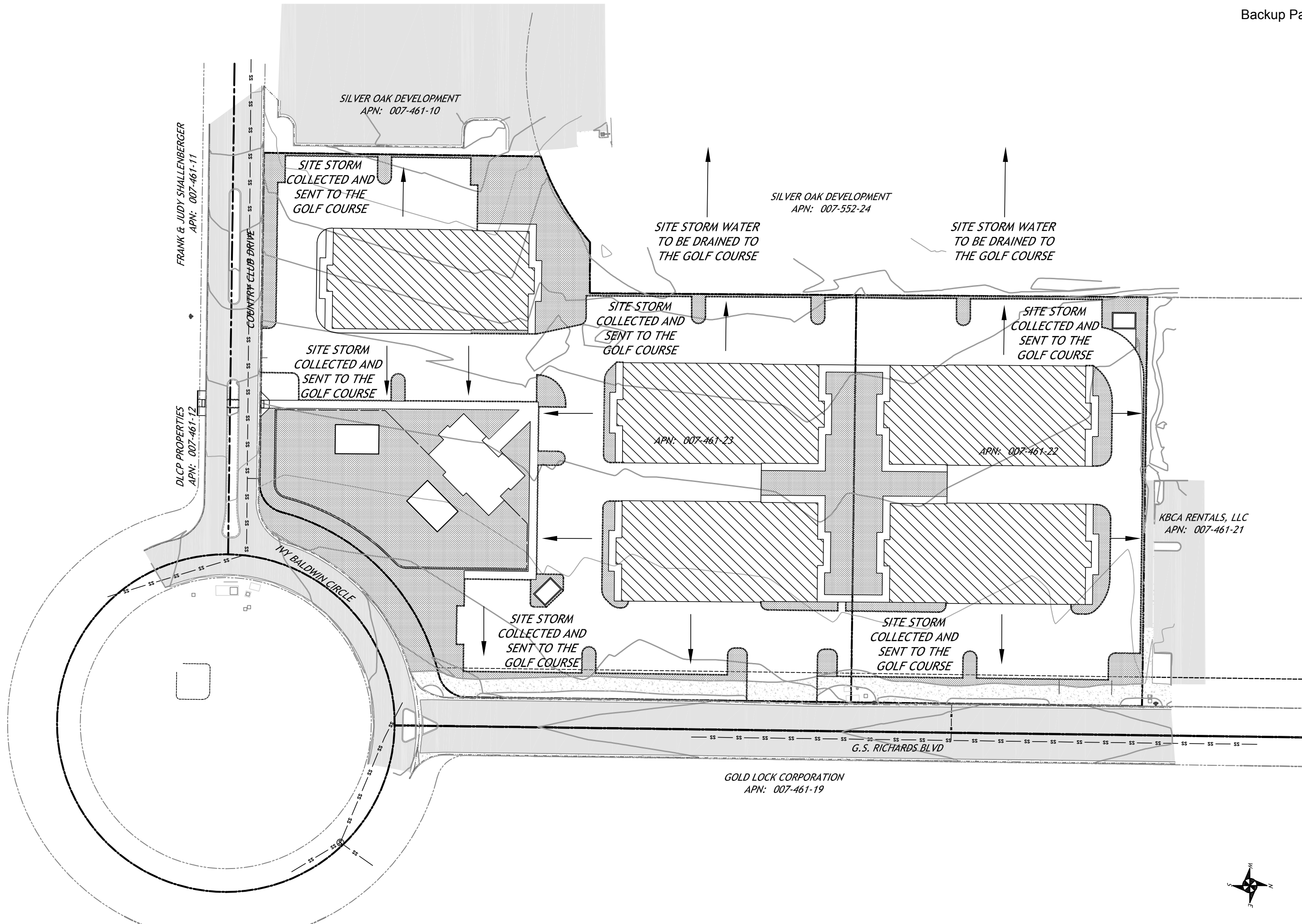
Table 3. Proposed Conditions Summary Table

Design Area	Direction of Discharge	5 year 24 hr Flow (cfs)	100 year 24 hr Flow (cfs)
Basin 1	Collected in an onsite storm drain system and directed to the Silver Oak Golf Course	5.54	12.79
TOTAL OUT	Detained in the Silver Oak Golf Course	5.54	12.79

The onsite storm drain system has not been designed, however, I anticipate that the storm drain system will completely manage the 5 year 24 hour storm event and a portion of the 100 year 24 hour storm event. The water which exceeds the system will leave the site to the east and enter GS Richards Boulevard where it will continue east within the roadway.

Conclusions

This drainage report has been prepared to address the drainage of the GS Richards Apartments. This report estimates the quantity of runoff generated during two storm events for both the pre- and post-development. The report describes a method for collecting and managing the post-development runoff for the 5 year 24 hour storm event, so that the flows do not exceed the pre-development flow rate. This will be done by sending the collected storm water to the existing Silver Oak Golf Course. If the storm event causes the runoff to exceed the onsite storm drainage system, the runoff will be directed to the east where it will enter GS Richards Boulevard and head to the east. Storm water runoff from the proposed improvements will be mitigated to meet the Carson City requirements.



revisions	
△	
△	
△	
△	

Silver Oak Development Company
 Limited Partnership
 3075 College Drive
 Carson City, NV 89703
 PH (775) 882-6302

POST DEVELOPMENT DRAINAGE PLAN
 APN: 007-461-22 & -23
 GS Richards Boulevard
 CARSON CITY
 NV

drawing information	
DESIGNED BY:	BAM
DRAWN BY:	
CHECKED BY:	
DATE:	AUGUST 2015
DWG NAME:	SITE PLAN.DWG
JOB #:	116-007-001
SCALE H:	1"=60'
SCALE V:	N.A.
CITY APPROVAL:	
DATE:	



G.S. Richards Apartments
G.S. Richards Blvd

Permit No.: T.B.D.

Description: Fixture Unit Calculation for proposed Clubhouse

Fixture	No. of Fixture per Unit	Fixtures per Unit	Water- Supply Fixture- Unit	Proposed Fixture Units
Bathtub	1	2	1.4	2.8
Lavatory	1	4	0.7	2.8
Water Closet	1	4	2.2	8.8
Bar Sink	1	1	2.5	2.5
Total Fixture Units:				16.9

Reference: 2006 IRC, Table P2903.6

Approximately 33 GPM for 17 Fixture Units

GS Richards Apartments

Preliminary Water Analysis

Date: August 20, 2015

By: BAM

	No. of Units	People per Unit	Usage in WERC*** per Residence (GPD)	Apartment WERC is Half (GPD)	Total Usage (GPD)	Total Usage (GPM)	Total Usage (cfs)
2 Bedroom Units	50	N.A.	550	275	13750	9.5	0.021
1 Bedroom Units	40	N.A.	550	275	11000	7.6	0.017
Clubhouse*	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Pool**	N.A.	N.A.	N.A.	N.A.	1,122	0.8	0.002
Total Water Use					25872	18.0	0.040

* - Assume patrons are at Clubhouse or home, not both

** - Pool Usage is based on an evaporation loss rate of a quarter inch per day

*** - WERC is a Water Equivalent Residential Customer which means that the average daily water usage of a residential unit is based upon 550 GPD. (CCMC Title 12.01.010) And Apartments are considered half of a residence (CCMC Title 12.01.030)

	Potential Irrigatable Area (ft^2)	Estimated No. Trees Each	Estimated No. Shrubs Each	Water Usage per Tree per Watering Gal/Tree	Water Usage per Shrub per Watering Gal/Shrub	Potential Watering Period Months	Potential Watering Period Days	Water Every Other Day Days	Water use On Day of Watering GPD	Water use for Season Gal/Season	Total Estimated Usage (Ac-ft/year)
Maintained Landscaped Area	41,218	50	150	5.0	1.0	7	210	105	400	42000	0.13

A landscaping plan will be prepared in the future, but in discussing the matter with Mark Turner, he is planning on landscaping that is efficient in its use of water. The water estimates shown are his idea of what he estimates will go into the plan.

Fire Flow for Apartments with Sprinklers	1560.0	gpm
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Carson City
Community Development
108 E. Proctor Street
Carson City, NV 89701

August 20, 2015
File No.: 116-007-000

**RE: GS Richards Apartments, Off GS Richards Boulevard, APN: 007-461-22 & 23
Water Use Estimate**

Dear Engineering Division;

The subject parcel has plans to construct five four story apartment buildings which will house 50 two bedroom units and 40 one bedroom units with a proposed clubhouse. Water usage was not provided for the clubhouse since it is assumed that the resident is either at the clubhouse or at their house, but they are not at both at the same time. The clubhouse will have a pool which is estimated to use about 1,122 gallons per day (calculated as the area of the pool times a quarter of an inch per day). Additionally the site will have landscaping throughout the project, although a landscape plan has not been created all areas of potential landscaping were estimated to consume about 0.13 Ac-ft/year (calculated for a 7 month growing season).

Since this project is in the early stages I was not sure of the required fire flow. However, it is my understanding that the apartments will be sprinkled and so I assumed a flow of 1,560 gal per minute.

The estimated quantity of flow for this site is 25,872 GPD including the apartments, pool (and by inference the clubhouse).

Please call me at 230-8125 if you have any questions regarding this matter.

Sincerely,

Brian A. Matthews, P.E.
Design Engineer

GS Richards Apartments

Preliminary Sewer Analysis

Date: August 17, 2015**By:** BAM

	No. of Units	People Per Unit	Usage in GPD per Person (GPD)	Total Usage (GPD)	Total Usage (GPM)	Total Usage (cfs)
2 Bedroom Units	50	4	80	16000	11.11	0.0248
1 Bedroom Units	40	2	80	6400	4.44	0.0099
Clubhouse*	N/A	N/A	N/A	15840	33.00	0.0735
* - Club house usage assumed 8 hours per day						
Total Flow Sent to Existing Public Sewer				38240	48.56	0.1082

Carson City
Community Development
108 E. Proctor Street
Carson City, NV 89701

August 17, 2015
File No.: 116-007-000

**RE: GS Richards Apartments, Off GS Richards Boulevard, APN: 007-461-22 & 23
Sanitary Sewer Estimate**

Dear Engineering Division;

The subject parcel has plans to construct five four story apartment buildings which will house 50 two bedroom units and 40 one bedroom units with a proposed clubhouse. The clubhouse will have 2 outdoor showers, 4 sinks, 4 toilets and a bar sink. The clubhouse will also have a pool which will recycle its water and only discharge a minimal amount to the sanitary sewer system.

The sanitary sewer quantity of flow was estimated at 38,240 GPD. This quantity of flow was calculated for the apartment units and for the clubhouse. Not knowing how the clubhouse will operate, it was assumed that the clubhouse will be actively used for 8 hours a day, which created about 15,840 GPD (although this seems on the high side). The Apartment units were estimated to have four persons per 2 bedroom units and 2 persons per 1 bedroom units, with a flow of 80 GPD per person (estimate is the high end of the "Domestic" range as taken from Table 15-2 of "Water Resources Engineering, Third Edition").

Please call me at 230-8125 if you have any questions regarding this matter.

Sincerely,

Brian A. Matthews, P.E.
Design Engineer



3228 N Carson Street
Carson City, NV 89706
yogurtbeachnv@gmail.com
Store Phone: 775-222-0034
Marketing Phone: 775-783-9393



Susan Dorr Pansky, AICP
Planning Manager
Carson City Community Development, Planning Division
108 E. Proctor Street
Carson City, NV 89701

RE: SPECIAL USE PERMIT 15-077

Dear Susan Dorr Pansky,

We here at Yogurt Beach in Carson City (located at 3228 N. Carson St, Ste. 5), would like to submit to you our support for the new apartment project. We strongly believe that this project would fill a tremendous need here in Carson City.

I have personally looked for a one-bedroom apartment to rent locally and have not found anything that fits my needs.

With this project being deemed a class A apartment complex, this is a complex that I would consider renting in myself.

I hope you will take my support for this project into consideration.

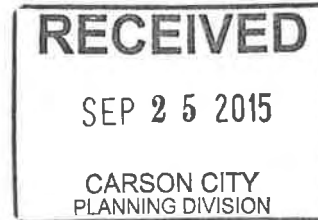
Sincerely,

Richard Wenschlag

Richard Wenschlag
President
Yogurt Beach, Carson City

September 25, 2015

Carson City Planning Commission
108 E. Proctor St.
Carson City, NV 89701



Attn: Susan Dorr Pansky, Planning Manager

Re: SUP -15-077

Dear Commissioners:

The above referenced matter is on your agenda for the September 30, 2015 meeting. Much of this letter is to provide some background to the Silver Oak Planned Unit Development (PUD), its' related approval and collateral documents from the Fall of 1993 and the Amendment to the Silver Oak PUD in 1998.

The Silver Oak project was the second project planned on what was the Harutoonian Ranch. The first project that was proposed by the Harutoonian family was one dominated by a large apartment complex on the easterly edge of the ranch. That project was met with a full Community Center auditorium, in opposition to that specific land use plan.

Subsequently, the Silver Oak project was proposed as a Planned Unit Development on 651 acres which provided for 1181 residential units, a commercial village, a larger commercial project site (the former K-Mart site) and provided in excess of 45% open space.

In 1997 an Amendment to the Planned Unit Development and Development Agreement added 5 acres and 24 additional residential units creating a new Project PUD total of 656 acres and 1205 residential units. That Amendment to the PUD was finally approved in 1998.

During the initial planning process, the Silver Oak project utilized the "visioning" planning process that Carson City had initiated to determine the land use visual elements most favored by the community (Visual Preference Survey). Those attributes were embodied in the Design Guidelines for the Silver Oak project and related to the use of cul-de-sacs, higher density residential buffered by the golf course layout, wider

paths throughout the community and a large portion of open areas that could be viewed by pedestrians, motorists and residents throughout the community.

As a general proposition, that plan and those "visioning" concepts have been adhered to for nearly two decades. One of the concepts discussed and envisioned was the mixed use characteristics for the Village Commercial area. At the time of the initial project approval the mixed use concept was regaining favor from its early genesis in crowded urban areas where the family shop was located on the bottom floor of a building with Mom and Dad and kids on one floor and Grandpa and Grandma on another. The new mixed use developments of places like Sunnyvale, Lake Las Vegas and many urban centers were more refined with a blend of office, retail and sporadic residential, more in clusters of 4 to 8 dwelling units interspersed through a commercial core much like what is beginning to occur in downtown Carson.

The discussions of this type of design characteristic were fully embraced by Carson City's then lead planner Juan Guzman and these characteristics are envisioned and anticipated in the Notice of Decision Findings of July 29, 1998.

The site which is the subject of the specific application was originally planned as an Inn, a transient occupancy use, envisioned to be comprised of approximately 40-50 rooms with a lobby and gathering area to support the golf course activities and tournaments and to provide a different level of lodging for the community and visitors.

While there are restrictive covenants that are applicable to this property which may be enforced by adjacent property owners relative to land uses, project design characteristics, landscaping and the like, the issue before the Planning Commission is whether an increase of 90 units in density to the PUD, with an intensity of use well beyond anything envisioned in the 1993 approval, in a location which is not buffered by open space is properly the subject of a Special Use Permit hearing or whether, as in 1997 when only 5 acres and 24 units were added, there is need to have an Amendment to the Planned Unit Development and accompanying Development Agreement. With nearly half of the project built following one path the PUD Amendment process would be the more appropriate determination for such a significant departure in the character of this particular portion of the Planned Unit Development.

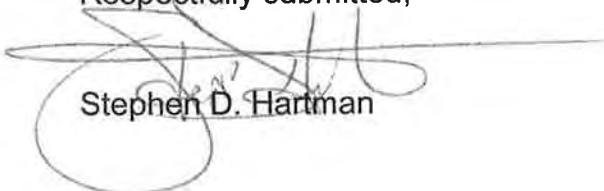
While the specifics of the proposed Special Use Permit may be contrary to specifics of the CC&Rs, that is not the arena for the Planning Commission. Whether the proposed SUP is appropriate or whether an amendment to the Silver Oak Planned Unit Development approval is the more appropriate and proper path for consideration and approval are the questions that the Planning Commission must answer.

Planned Unit Developments set forth an integrated and complimentary pattern of uses, exterior designs and roadway patterns. Master planned projects which are typically PUDs are oriented to maximize view sheds, open areas and compatible land uses as well as architectural styles. They are more than just numbers of lots and average daily vehicle trips; they represent a vision of what a community within a community will be.

Carson City has and continues to have a limited area upon which development and redevelopment can occur. It is important to the long term viability of the community and to the Silver Oak community within that greater Carson City community that appropriate consideration on the Silver Oak Planned Unit Development be vetted as it relates to this deviation from the PUD approved previously. In striving to maintain the integrity of the Master Planned PUD concept and the vision of our community previously approved the Planning Commission should take no action on the pending Special Use Permit application and should direct the property owner to undertake an amendment of the underlying PUD approval. Such a PUD amendment process will allow the residents and businesses of Silver Oak, as well as the Carson City community as whole, to fully consider this very significant change to the original vision of the Silver Oak Commercial Village. Approval of the pending application without additional community input and participation would be to disrespect the many years of planning and significant investments made by owners of property within the PUD that has gone into appropriately developing this area that is truly the gateway to Carson City. An intensity of land use of this magnitude, without consideration to adjoining land uses was never envisioned or contemplated when originally presented to Carson City.

Attached are various documents that relate to the Village, the original approval and design guidelines for your review.

Respectfully submitted,



Stephen D. Hartman



CITY OF CARSON, STATE OF NEVADA
REGIONAL PLANNING COMMISSION
JULY 29, 1998

NOTICE OF DECISION

A special use permit application, U-97/98-63, was received from Steve Hartman (property owner: Silver Oak Development Company) to allow utilization of a temporary clubhouse facility (pre-manufactured building) for golf course operation until a permanent facility is constructed on property zoned Tourist Commercial (TC), located at No. 1 Country Club Drive, APN 7-461-10 and 8-061-69, pursuant to the requirements of the Carson City Municipal Code.

The Regional Planning Commission conducted a public hearing on July 29, 1998, in conformance with City and State legal requirements, and the Regional Planning Commission approved U-97/98-63, and based its decision on the following findings and subject to the following conditions of approval:

FINDINGS

1. Will be consistent with the master plan elements.

The project is found to be consistent with Goal 1, Policy 1.1, which reads to advocate land use patterns which create vitality, diversity and compatibility, and to provide land for future development without sacrificing the character and qualities identified as desirable by the citizens of Carson City. This policy and goal is advanced by the project facilitating the ability of the Silver Oak Development to provide the daily administration and running of the golf course.

Policy 1.4 is advancing in the future adjacent commercial areas which may allow the development in a compatible fashion with the proposed temporary facility and golf course.

Policy 1.8 was advanced since this project resulted from the approval of a planned unit development, mixing uses to a very large extent.

Goal No. 2, calling to promote better community design, appearance and recognition of Carson City as identified in the various design guideline ordinances, the Visual Preference Survey, Capital City Focus and Downtown Master Plan has been followed by the planned unit development design manual. The golf course is an integral part of the planned unit development and has been designed for commercial and residential areas to take advantage of views and location of open space.

U-97/98-63
 Notice of Decision
 July 29, 1998
 Page 2

Goal No. 3, Policy 3.1, is advanced because the project is consistent with the approved development plan, and it fosters the opening of a recreational product for the community in keeping with the Growth Management goals and City services.

Goal No. 4, Policy 4.1, is advanced because the project creates a new business opportunity within Carson City under the guidelines of the approved Silver Oak Planned Unit Development.

Goal No. 7, Policy 7.1 and 7.2, are advanced because the project will have readily available all public infrastructure required for the level of service mandated by Carson City.

Goal No. 8, Policy 8.6 and 8.9, are advanced because the project offers new recreational opportunities for local citizens and a new opening business created by the golf course in accordance with the approved Silver Oak master plan.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

During construction there may be objectionable noise, vibrations, fumes, odors, dust, glare or physical activity, however, the site is located very remotely from any residential area, and therefore, no detrimental, temporary or permanent effects are anticipated. The temporary clubhouse will allow Silver Oak the opportunity to begin the utilization of the golf course for play while the permanent facilities are constructed.

3. Will have little or no detrimental effect on vehicular or pedestrian traffic.

The proposed clubhouse will have no detrimental effect on vehicular or pedestrian traffic. Separate parking and pedestrian facilities are available throughout the golf complex and the receiving area where the clubhouse is proposed.

4. 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 proposed clubhouse will not overburden any existing public services and facilities as evidenced by the comments received by other departments.

U-97/98-63
Notice of Decision
July 29, 1998
Page 3

5. 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 proposed uses allowed subject to approval of the special use permit are in accordance with the provisions of the Carson City Municipal Code

6. Will not be detrimental to the public health, safety, convenience and welfare.

No evidence has been received that the proposed use will be detrimental to the public health, safety, convenience and welfare.

7. Will not result in material damage or prejudice to other property in the vicinity.

The proposed use will facilitate the ability of Silver Oak Development to provide services while permanent facilities are constructed.


CONDITIONS OF APPROVAL

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve months of the date of final approval. A single, one-year extension of time must be requested in writing to the Community Development Department 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.
4. The applicant must sign and return the Notice of Decision within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten days, then the item will be rescheduled for the next Planning Commission meeting for further considerations.
5. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.
6. This facility may remain in use for a maximum of one year from the date of approval of this special use permit, and shall be removed not later than 30 days after the permanent structure has been occupied.
7. As part of the building permit for the utilization of this facility, the applicant shall provide landscaping improvements commensurate to the extent of parking

U-97/98-63
Notice of Decision
July 29, 1998
Page 4

facilities to be made available for the temporary use. All areas in the immediate vicinity of the temporary clubhouse shall be revegetated prior to the use of the facility as a temporary office."

The decision was made on a vote of 7 ayes, 0 nays and 0 absent.



Walter A. Sullivan, Director
Community Development Department

WAS/rmj

Mailed 9/1/98 By R/m

PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN TEN DAYS OF RECEIPT.

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Regional Planning Commission.

APPLICANT

DATE

PLEASE PRINT YOUR NAME HERE

RETURN TO:

Carson City Community Development Department
2621 Northgate Lane, Suite 62
Carson City, Nevada 89706
ATTN: Rose Mary Johnson

Enclosures: Planning Commission Notice of Decision (2 copies - Please sign and return only one; the second copy is for your records)
Self-addressed envelope



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

July 9, 1998

MEMO TO: Juan Guzman, Community Development Department

FROM: Daren Winkelman, Health Department

SUBJECT: Planning Commission Comments for Steve Hartman, No. 1 Country Club Drive, U-97/98-63, APN 7-461-10 and 8-061-69 and Lynn Edmondson, 504 East Telegraph, U-97/98-65, APN 4-234-04.

In our experience, most clubhouses will have a certain amount of food preparation within the facility. Fortunately, these facilities are permanent and meet all current local and state regulations. Under our current regulations, we will not allow a temporary trailer to prepare or serve any potentially hazardous food products. If they want to sell food, the only products that we will allow are non potentially hazardous foods such as packaged potato chips, canned soda and packaged candy bars. Prior to any sale of food, we must evaluate the facility to determine if it is adequate. Please have the applicant contact our department for details regarding our policies and regulations for food service.

On the application for Lynn Edmondson, it states that the facility could be licensed for twenty one (21) infants. After careful review of the project, we determined that there is only one restroom with one fixture. The regulations state that with this configuration, they will only be allowed fifteen (15) infant-toddlers. If they add one more fixture to the restroom, the number of children could be increased. We will need to conduct a pre-licensing inspection prior to operation of the facility.



CARSON CITY PUBLIC WORKS DEPARTMENT
PLANNING COMMISSION REPORT
FILE NUMBER U-97/98-63



DATE: July 20, 1998

MEETING DATE: July

TO: Planning Commission

FROM: Tim Homann, P.E., Deputy Public Works Director *Tim Homann*

SUBJECT TITLE: Action on a special use permit to allow a temporary golf clubhouse facility on property zoned Tourist Commercial (TC) on APN's 07-461-10 and 08-061-69 at #1 Country Club Drive for Silver Oak Development.

RECOMMENDATION: Public Works has no objection to the request and has no conditions of approval.

DISCUSSION: Public Works has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of C.C.M.C. 18.02, Conditional Uses. The following discussion is offered.

C.C.M.C. 18.02.062(1) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

C.C.M.C. 18.02.062(5a) - Master Plan

The request is not in conflict with any Public Works Master Plans for streets or storm drainage.

C.C.M.C. 18.02.062(5c) - Traffic/Pedestrians

The proposal will be a temporary facility in a location which has adequate infrastructure for the use. All necessary traffic and pedestrian improvements will be available for the temporary use and are designed to provide for the needs of the proposed use.

C.C.M.C. 18.02.062(5d) - Public Services

Any impacts of the proposed use on water or sewer will be addressed by the Utility Department. The use will not generate any storm drainage issues.



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

TO: Planning Commission

FROM: Steven G. Mihelic

DATE: July 7, 1998

SUBJECT: AGENDA ITEMS FOR MEETING OF JULY 29, 1998



I reviewed the items scheduled for the July 19, 1998 meeting of the Carson City Regional Planning Commission and have the following comments:

- ◆ U-93/94-6 Kmart Store / Willmington Trust Co. I have no comment on the six month extension of the special use permit.
- ◆ U-94/95-17 Ernst Home Center / TM Wakimoto. I have no comment on the six month review of the special use permit.
- ◆ U-97/98-51 and GM-97/98-2 Jaramer Real Estate Developer. The applicant will need to meet all codes relative to the development of this particular project. The fire department may also require some additional access provisions to facilitate emergency medical service to this particular facility.
- ◆ A-97/98-11 Sue Allen. I have no particular concern with the ceramics with kiln addition as a permitted use in the RC zoning district.
- ◆ U-97/98-56 Vince Saver / Harold Elderman. The applicant will need to meet all codes relative to this particular project.
- ◆ U-97-98-57 Alan A. Moss. The we have no significant concern with the rental car business as an accessory use provided they meet all codes related to the business.
- ◆ U-97/98-58 Louise Lightner. I have no particular concern in relative to the project. The applicant will need to meet all appropriate codes and requirements for this use.

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- ◆ U-97/98-59 Reagan Outdoor Advertising. I have no concern with the billboard.
- ◆ Z-97/98-10 Steve Hartman / Silver Oak Development Co. I have no significant concern with the requested change of land use.
- ◆ U-97/98-60 Reagan Outdoor Advertising. I have no concern with the continued use of a billboard.
- ◆ U-97/98-61 Young Electric Sign / Jeanie White & Bruce Sanders. I have no concern with the continuation of the outdoor billboard.
- ◆ U-97/98-62 Young Electric Sign / John Tom Ross. I have no concern with the continued use of the outdoor structure.
- ◆ U-97/98-63 Steve Hartman / Silver Oak Development Co. I have no significant concern with this proposal provided the applicant meets all appropriate codes and that the requirements to the Uniform Fire Code are met prior to the opening of the facility.
- ◆ U-97/98-64 Andrew Jones / Harrah's Operating Club. I have no concern with the continued use of a billboard.
- ◆ U-97/98-65 Lynn Edmondson. I have no significant concern with the extension of the current day care facility. The facility will need to meet all codes and requirements relative to its particular use and expansion to include those State Fire Marshall regulations that apply.
- ◆ V-97/98-16 John Nickerson. I have no concern with the varied monument signs.
- ◆ U-97/98-66 Beth Walsh. I have no significant concern with the split zone parcel. The applicant will need to meet all codes as they relate to this project.
- ◆ V-97/98-17 Joseph Dolan. The applicant will need to meet the provisions of the Wildland Urban Interface Code in order to proceed with this particular project.
- ◆ V-97/98-18 Steve Taylor/Dennis Small. I have no concern with the variance to the sign standards, in-so-long-as the appropriate codes are met for the project.

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- ◆ V-97/98-19 Palmer & Lauder Engineering. The applicant will need to meet all codes as they relate to this particular project.
- ◆ U-97/98-37 and V-97/98-20 Frank Snopko. The applicant will need to meet all codes relative to this particular project to include access, fire flows and any construction requirements that may be required.
- ◆ S-97/98-6 Sierra Structural Development, MPA-97/98-2 and Z-97/98-11 Silver State Consultants. The applicant will need to meet all codes as they relate to this particular project. Additionally, because of the length of the cul-de-sac there may be additional fire hydrant requirements beyond the usual spacing. These requirements will be assessed at the time of the construction plan review phase. Additionally, the applicant will need to have the street name approved by the fire department.
- ◆ U-97/98-67, U-97/98-68 and U-97/98-69 Michael Mitchell. I have no significant concern with the school district placing portables at the noted locations. The portables must conform to the appropriate codes and be placed so as to not violate any of the provisions of the Uniform Fire Code.

If I can be of any further assistance or you need additional information, please feel free to contact me at 887-2220, ext. 13.

SGM/ib
