



# STAFF REPORT

**Report To:** Board of Supervisors

**Meeting Date:** January 19, 2017

**Staff Contact:** Lee Plemel, Community Development Director

**Agenda Title:** For Discussion Only: To present information to the Board of Supervisors and Carson City School Board regarding development and growth projections for Carson City. (Lee Plemel, lplemel@carson.org)

**Staff Summary:** City and School District staff will present information regarding City growth projections and Carson City School District capital improvement plans.

**Agenda Action:** Other/Presentation

**Time Requested:** 20 minutes

## **Proposed Motion**

No action.

## **Board's Strategic Goal**

Quality of Life

## **Previous Action**

N/A

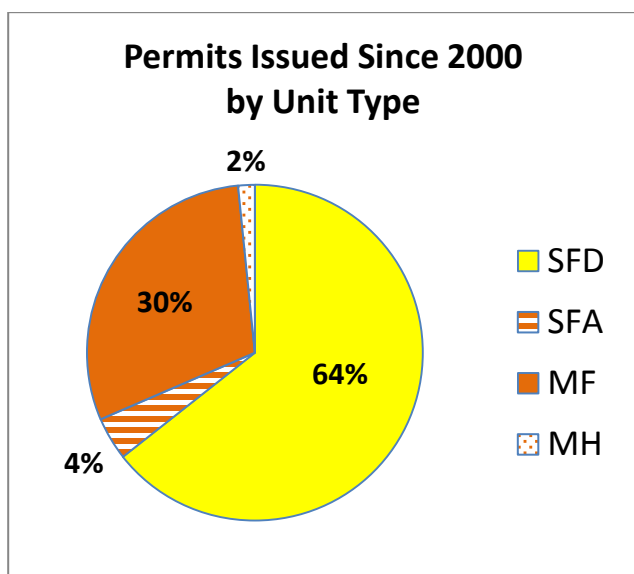
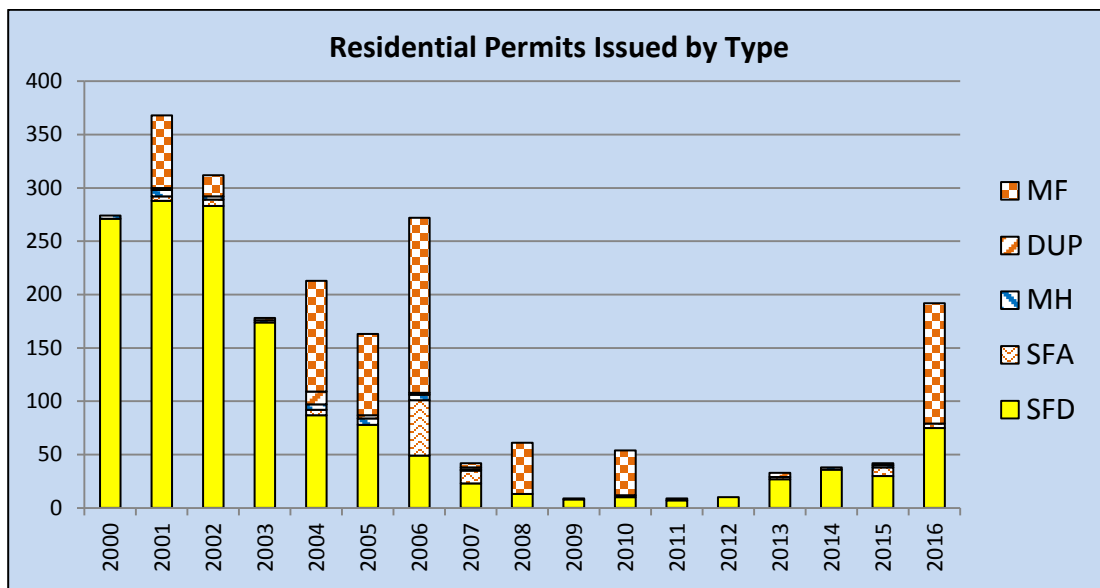
## **Background/Issues & Analysis**

City and School District staff will present information regarding City growth projections and Carson City School District capital improvement plans.

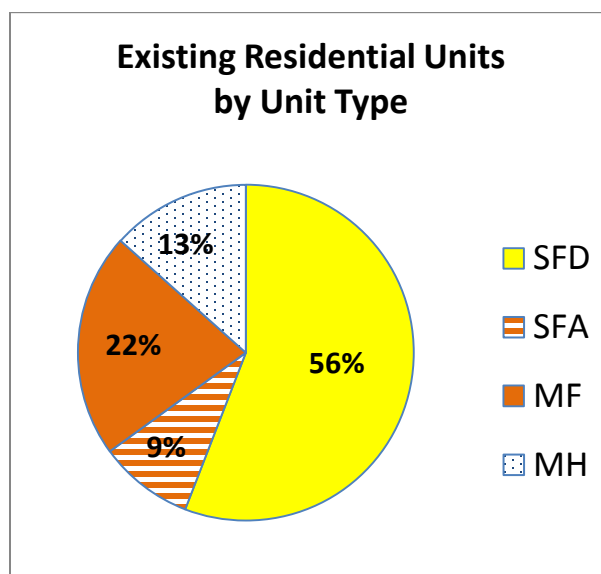
Carson City manages the pace of residential development by allocating residential building permits in accordance with the City's Growth Management Ordinance. The Growth Management Ordinance was originally implemented in the late-1970's to address the City's ability to provide the necessary water and sanitary sewer infrastructure to keep pace with growth at that time. For most of the Growth Management program's more recent history, the total number of building permit entitlements in a given year has been roughly based upon a maximum growth rate of 3%.

Following is data regarding historic averages and maximums for residential permits over the course of the Growth Management program history:

	Avg. Issued/yr.	Max. Issued/yr.
1987-2016 (30 years)	240	553 (1996)
1997-2016 (20 years)	173	449 (1997)
2007-2016 (10 years)	53	194 (2016)
2012-2016 (5 years)	61	194 (2016)



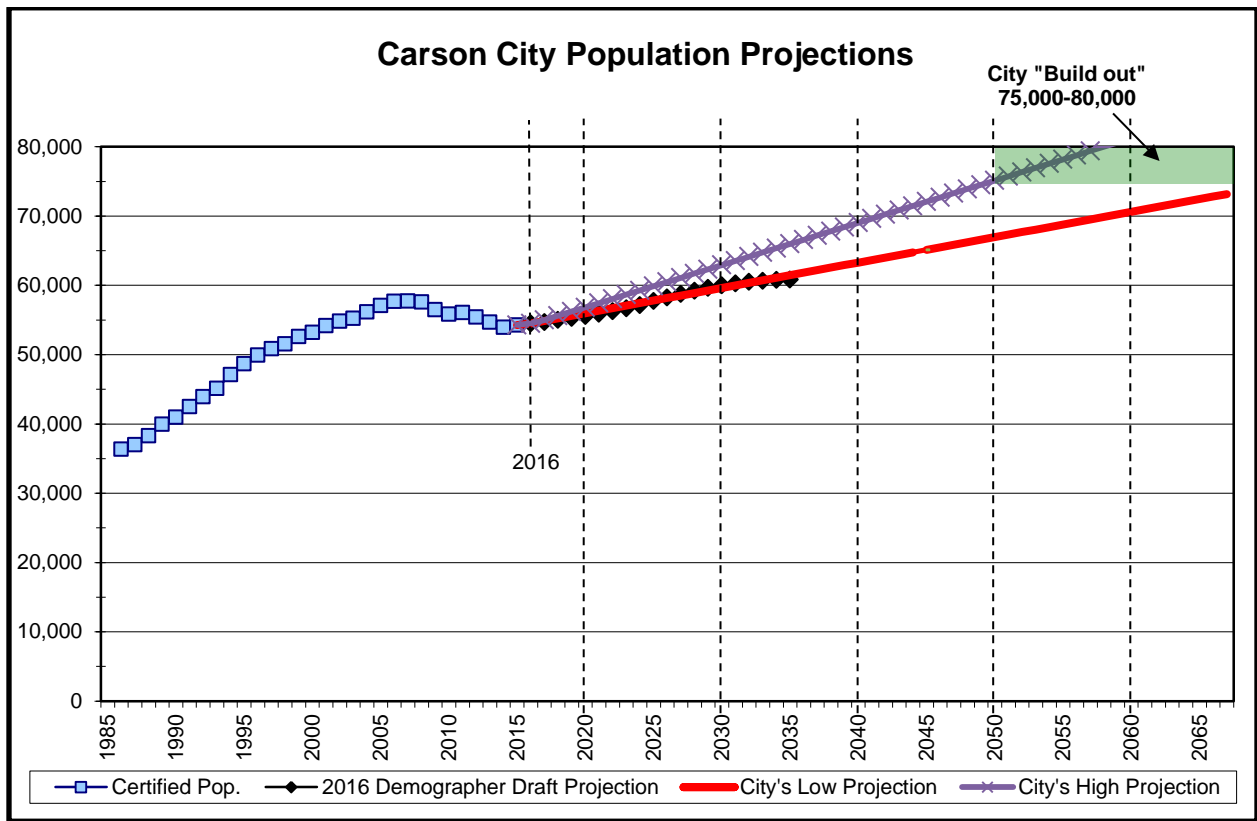
Source: Carson City Building Division



Source: Carson City Assessor

- Where does the City currently stand in relation to residential “build out” capacity?

Carson City land use, water, sewer, and transportation long-range planning has been based on an estimated “build out” population of 75,000 to 80,000. Carson City currently has approximately 23,500 residential units (per 2010 US Census and Assessor’s data), with a population of approximately 55,182 (2016 State Demographer’s estimate). Approximately 29,500-31,500 residential units would be required to accommodate a population of 75-80,000 (assuming approximately 2.54 persons per unit per 2010 US Census data). This leaves approximately 6,000 to 8,000 residential units—about one-quarter to one-third of our current residential unit count—remaining to be constructed before the City’s planned build out population is reached.



Source: Nevada State Demographer; Carson City Planning Division (City projection)

Staff will be available for questions at the meeting. Please contact Lee Plemel at 283-7075 or lplemel@carson.org if you have questions regarding this item.

**Attachments:**

- Community Development Monthly Report

**Applicable Statute, Code, Policy, Rule or Regulation**

N/A

**Financial Information**

Is there a fiscal impact?  Yes  No

If yes, account name/number: N/A

Is it currently budgeted?  Yes  No

Explanation of Fiscal Impact:

**Alternatives**

N/A

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

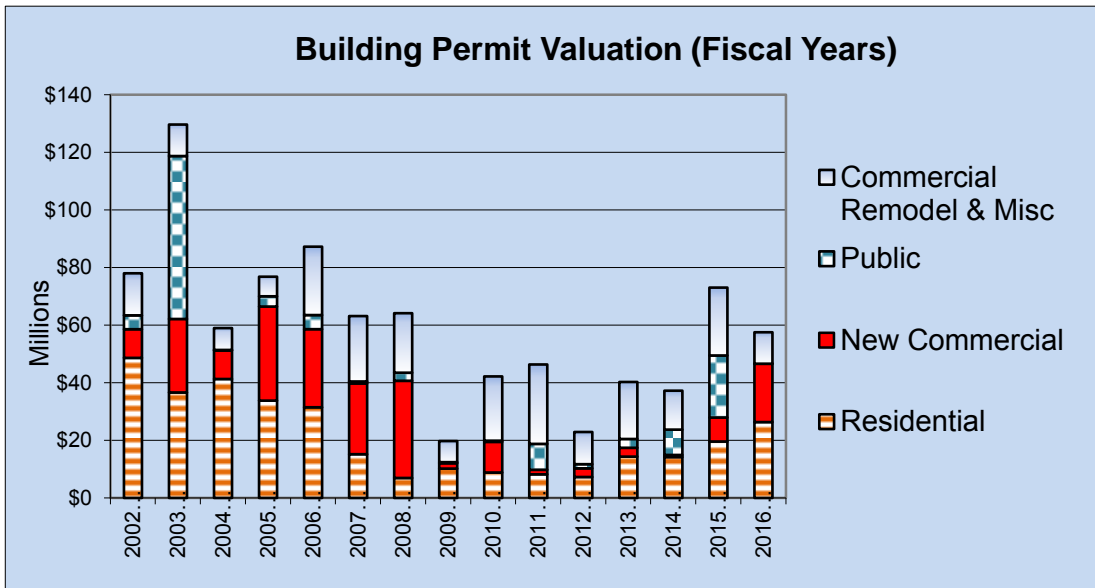


# Community Development Monthly Report

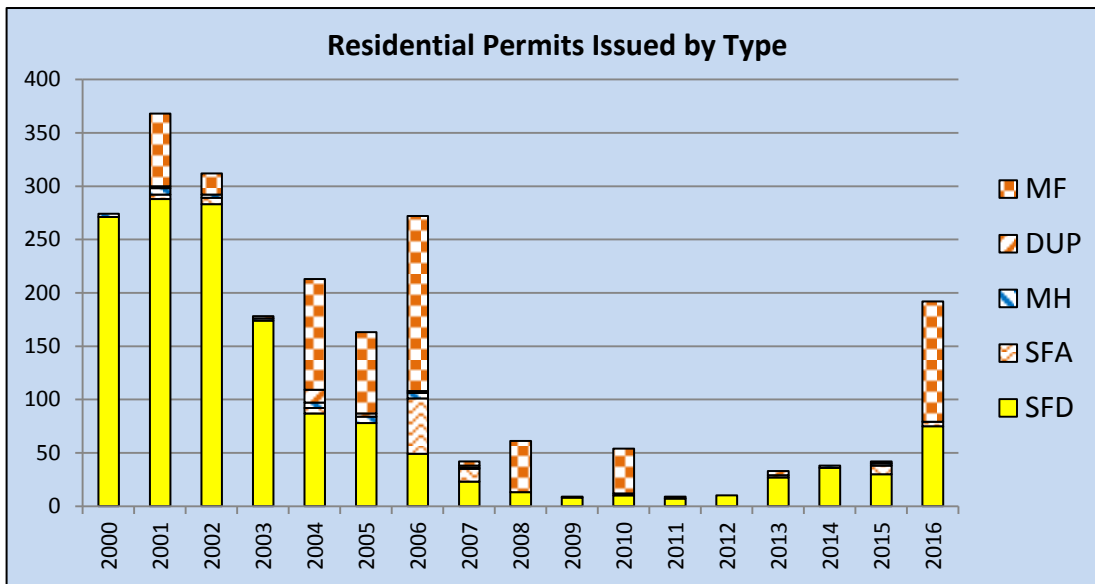
January 2017

For more information, contact:  
Carson City Planning Division  
108 E. Proctor Street  
[planning@carson.org](mailto:planning@carson.org)  
(775) 887-2180

# Building Permit Activity Report



- 2016-17 Building Permit Valuation includes July 2016 through December 2016 (6 mos.)
- December 2016 total permit valuation: \$5.16 million
- Fiscal Year is July through June



- Residential permits issues through December 31, 2016
- December 2016 total housing unit permits:
  - 13 SFD

SFD – Single Family Detached  
 SFA – Single Family Attached  
 MH – Manufactured Home  
 DUP – Duplex  
 MF – Multi-Family (3+ attached units)

# Under Zoning Review

- Abandonment of right-of-way for Hemlock Street between Center Drive and Silver Sage Drive. Hemlock Street was never constructed and is not used as public right-of-way.
- Scheduled for review by Planning Commission on January 25, 2017.



# Under Zoning Review

- Special Use Permit to allow a telecommunications tower.
- Fall Street between 8<sup>th</sup> & 9<sup>th</sup> Streets.
- Scheduled for review by Planning Commission on January 25, 2017.



**Existing**

Photosimulation of the view looking north along S Stewart Street.

**Silver Capitol**  
 S. Stewart Street  
 Carson City, NV 89701



**Proposed**

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## Under Zoning Review

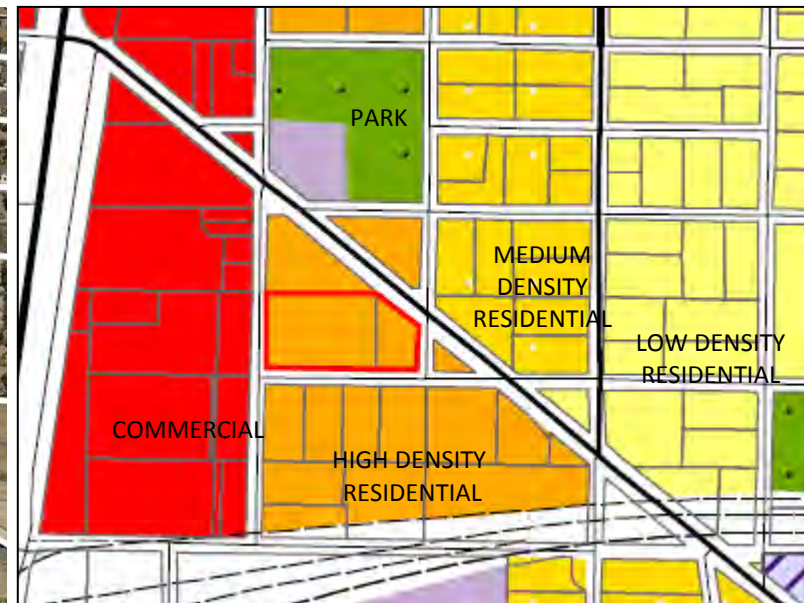
- Other January 25, 2017, Planning Commission agenda items:
  - ZCA-16-199 – For Possible Action: To make a recommendation to the Board of Supervisors regarding a Zoning Code Amendment to amend Chapter 18.03 of the Carson City Municipal Code to modify the definition of Dwelling, Single Family to remove references to Group Care Facilities, Residential Care Facilities, and Halfway Houses.

*Staff Summary: The definition of Dwelling, Single Family was originally modified to include Group Care Facilities, Residential Care Facilities, and Halfway Houses based on State law. In the intervening time, the State has determined that these facilities are not required to be included in the definition of Dwelling, Single Family. The proposed modification will create consistency with State law.*

# Under Zoning Review

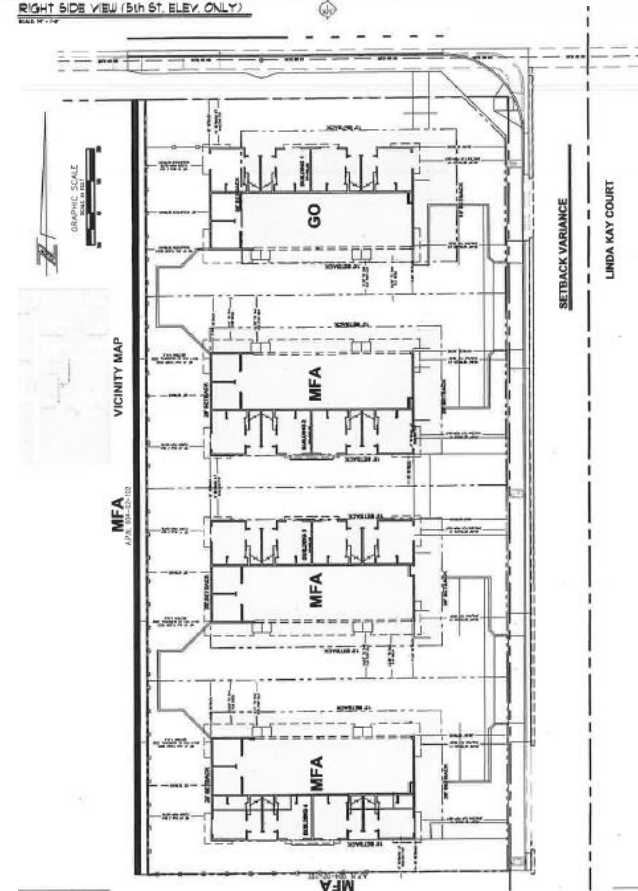
- Zoning Map Amendment to change the zoning of two properties from Single Family One Acre to Multi-Family Apartment.
- 150 E. Roland St. and 4810 Snyder Ave.
- Recommended for approval by Planning Commission on November 30, 2016; scheduled for Board of Supervisors review on January 5, 2017.

Current Master Plan Land Use Map



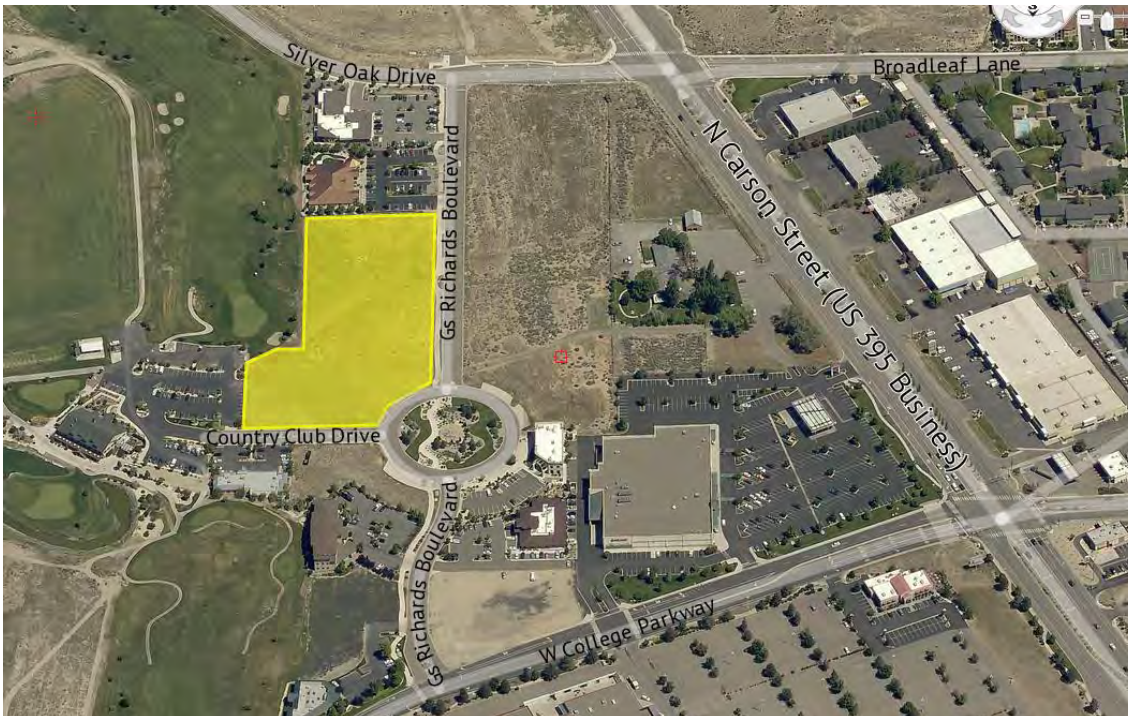
# Building Permit Ready to Issue

- Four-unit multi-family apartments.
- 510-540 Linda Kay Court
- Approved by Planning Commission on August 31, 2016.



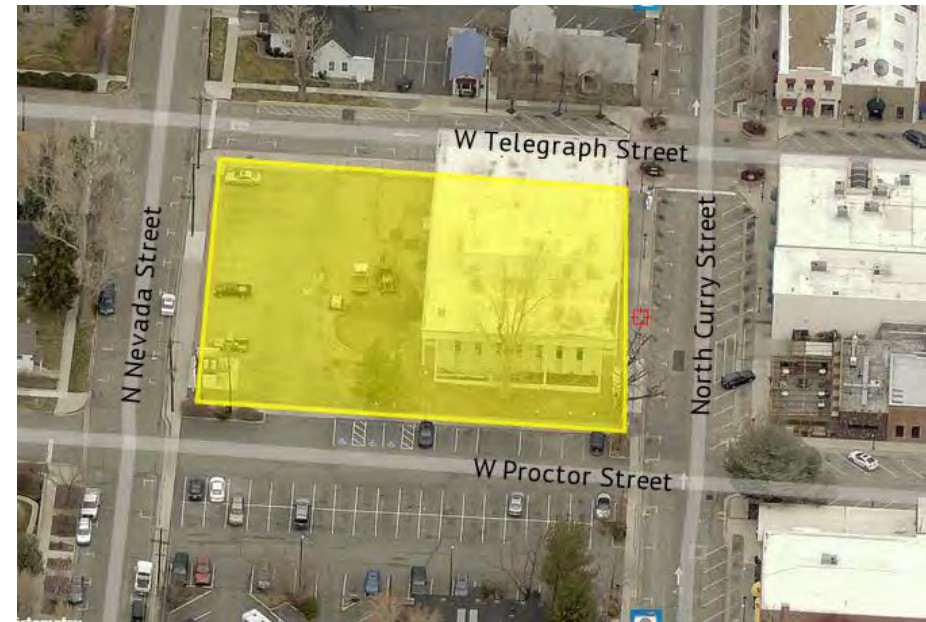
# Building Permit Under Review

- GS Richards Blvd. Apartments
- 90 apartment units.
- Approved by Planning Commission on September 30, 2015. Approved on appeal by Board of Supervisors on December 17, 2015.



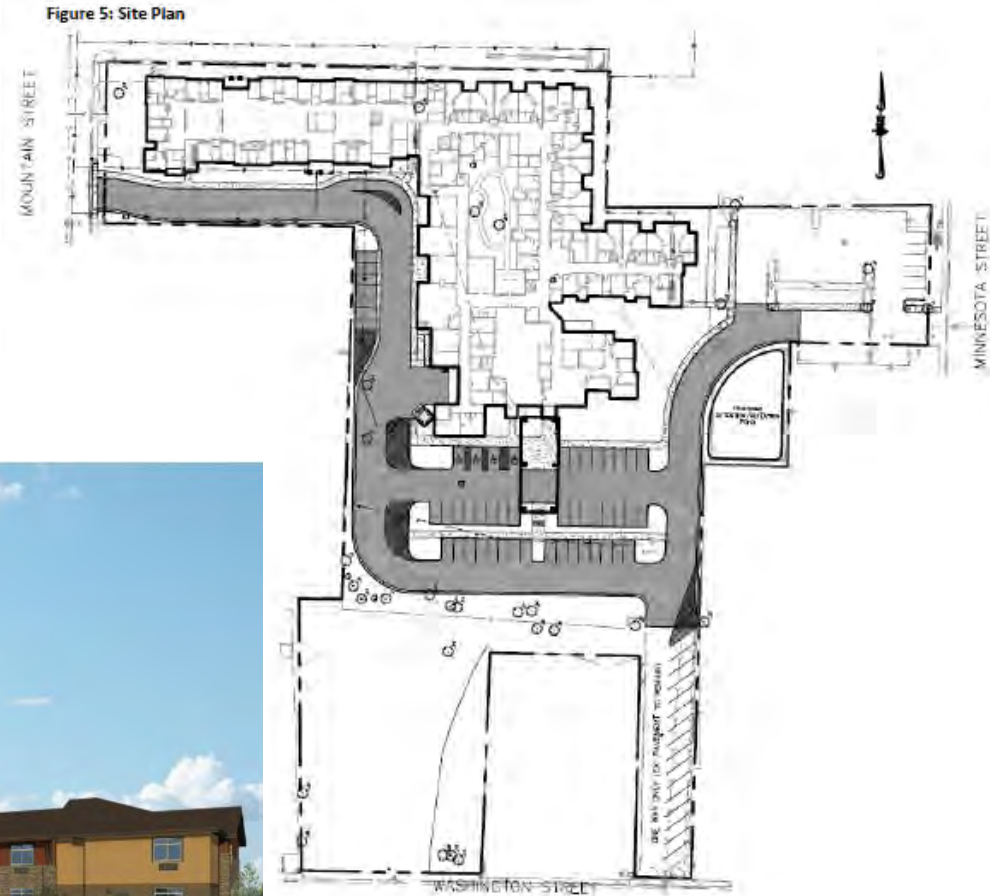
## Under Construction

- Mixed-use commercial/residential
- 308 N. Curry Street
- New commercial space (1<sup>st</sup> and 2<sup>nd</sup> floors) with 10 new residential units (3<sup>rd</sup> and 4<sup>th</sup> floors).
- Approved by Planning Commission August 26, 2015; off-site parking approved by Planning Commission on October 28, 2015.



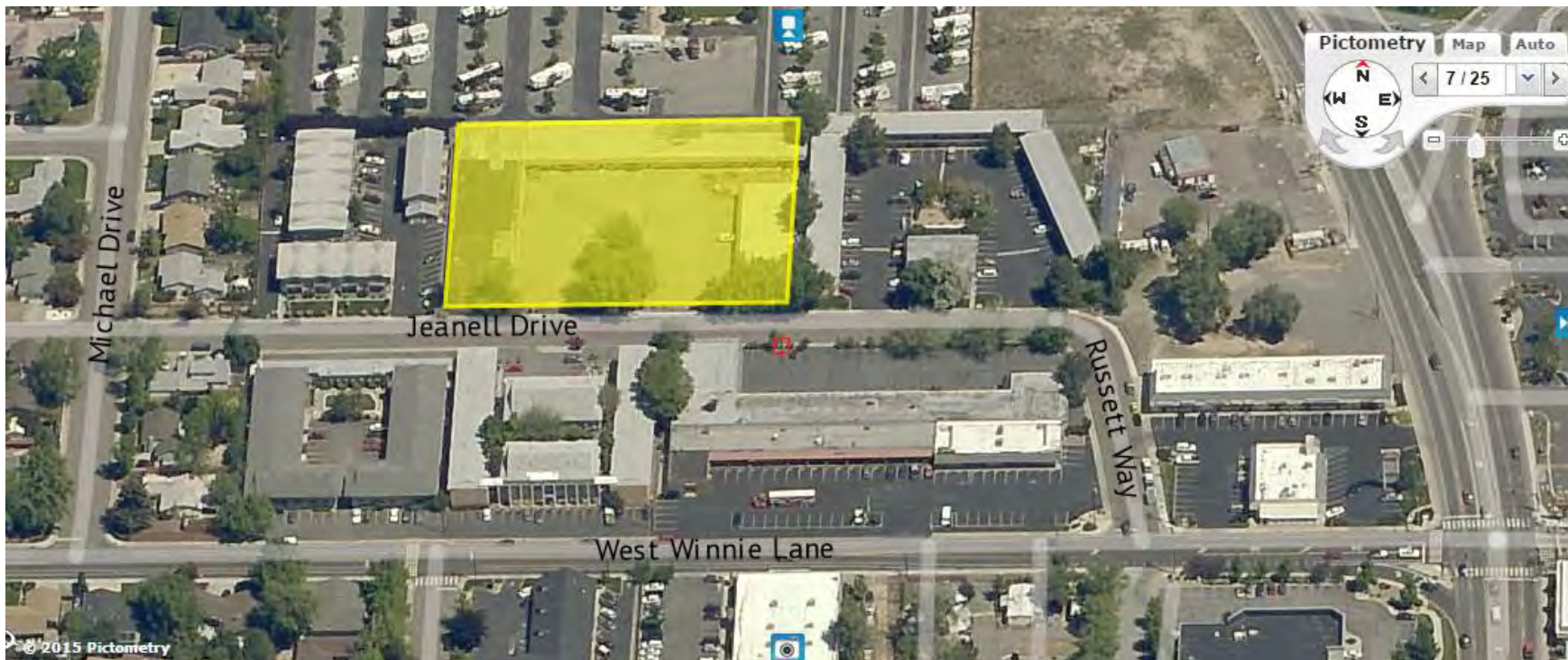
# Under Construction

- Carson Tahoe Care Assisted Living Facility
- 1001 Mountain Street
- Congregate care, skilled nursing and memory care facility.
- Approved by Planning Commission January 28, 2015.



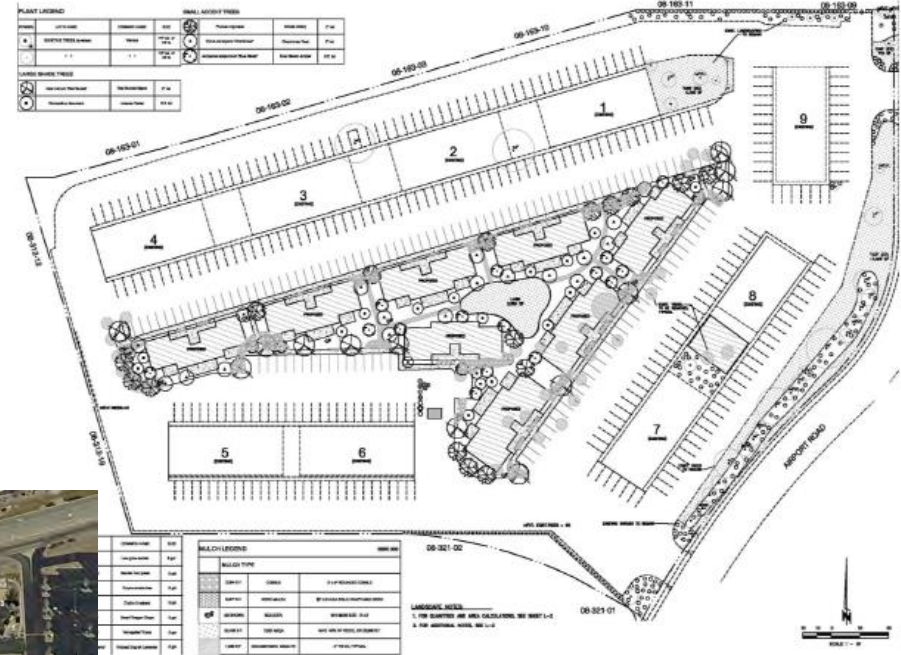
# Under Construction

- Apartments
- 430 Jeanell Drive
- 39 apartment units on 1.7 acres.
- Approved by Planning Commission March 25, 2015.



# Under Construction

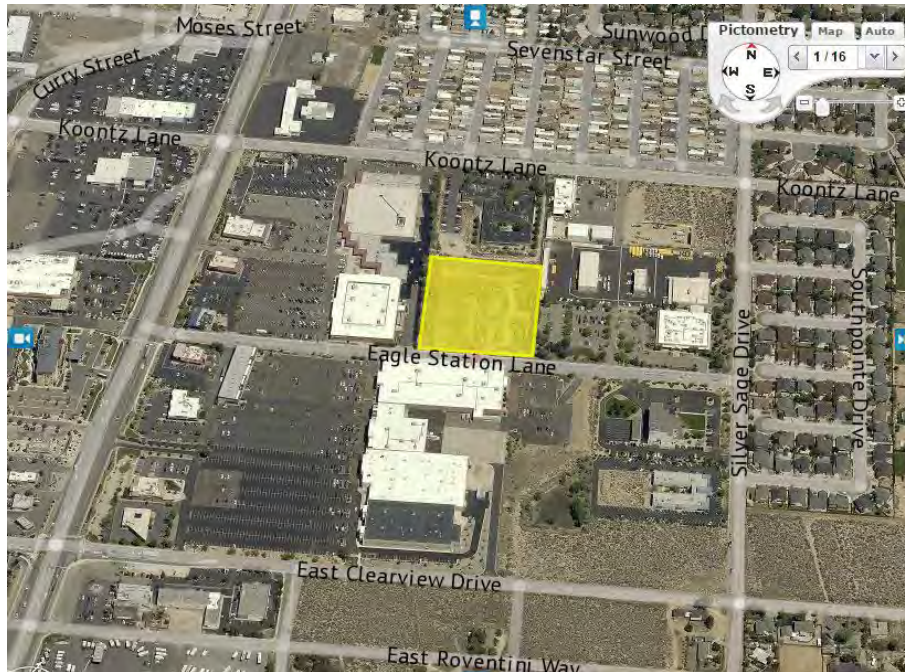
- Special Use Permit and Variance to add 64 residential units to the existing 175 units at Bella Lago Apartments.
- 1600 Airport Road
- Approved by the Planning Commission on April 27, 2016.





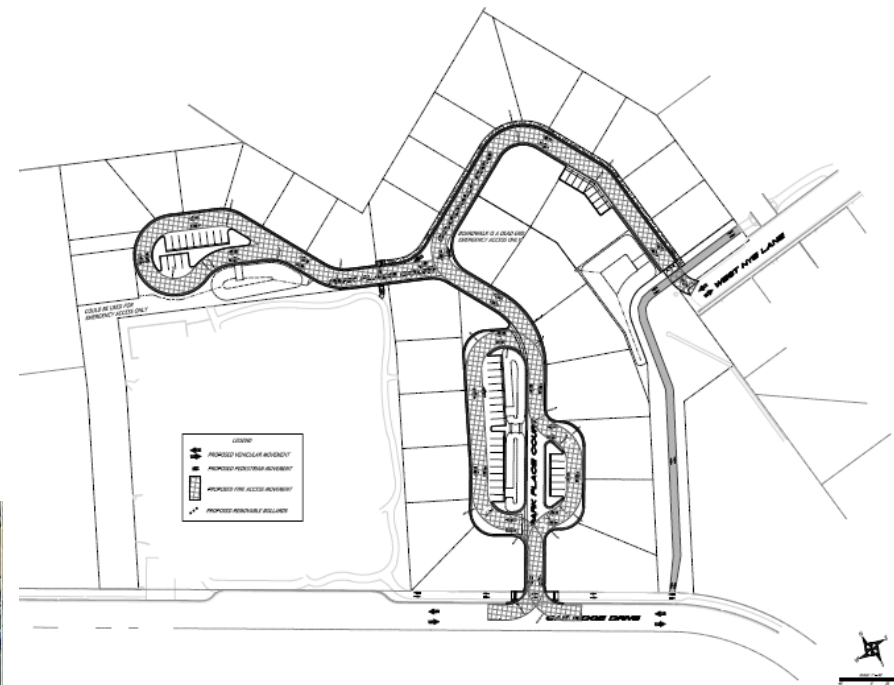
# Site Improvement Permit Issued

- Jackson Village
- 250 Eagle Station Lane
- Planned Unit Development for 41 single-family detached residential units.
- Approved by Board of Supervisors on October 15, 2015.



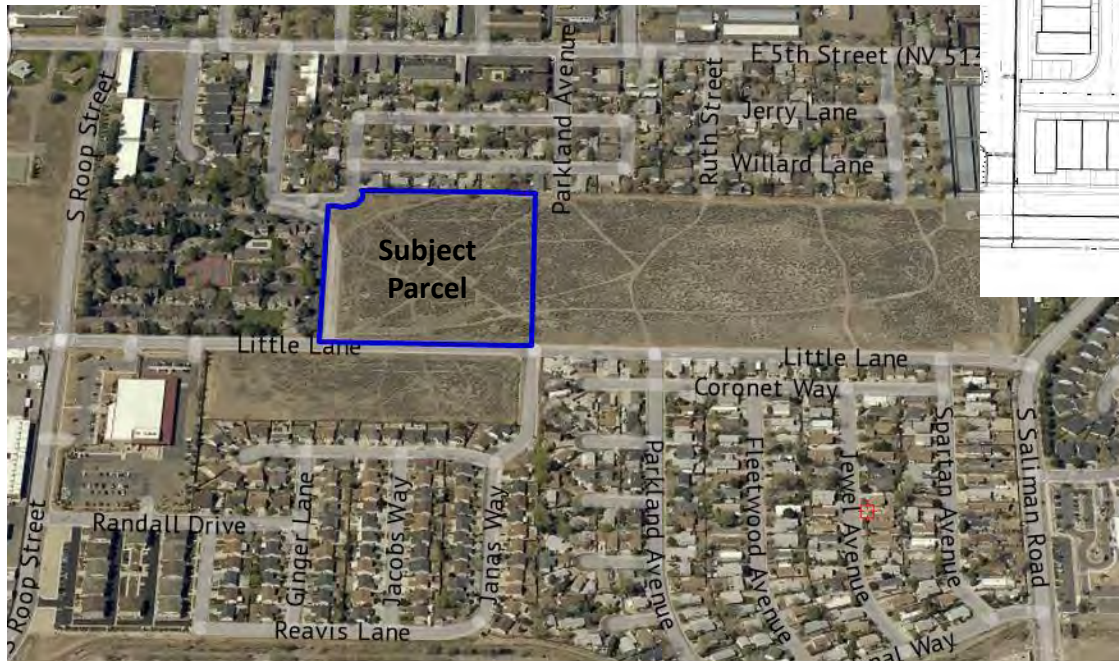
# Site Improvement Permit Issued

- Amendment to the Silver Oak Planned Unit Development to add 31 single-family lots.
- Oak Ridge Drive at John Mankins Park
- Approved by the Planning Commission on March 30, 2016.
- Approved by the Board of Supervisors on April 21, 2016.



# Site Improvement Permit Issued

- Subdivision Map called Arbor Villas to create 147 single-family attached townhomes on property zoned Multi-Family Apartment.
- Little Lane
- Tentative Subdivision Map approved by Board of Supervisors on June 16, 2016.



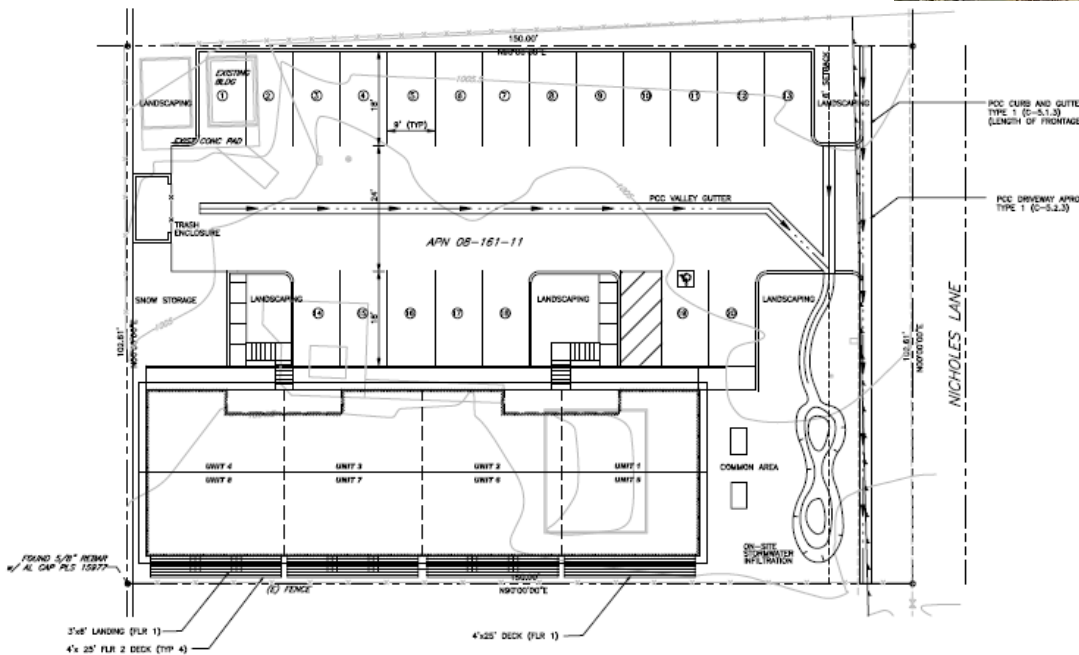
# Site Improvement Permit Under Review

- Planned Unit Development subdivision map called Mills Landing to create 105 single-family attached residential lots.
- Tentative PUD Map approved by Board of Supervisors on July 21, 2016.



# Approved Pending Building Permit

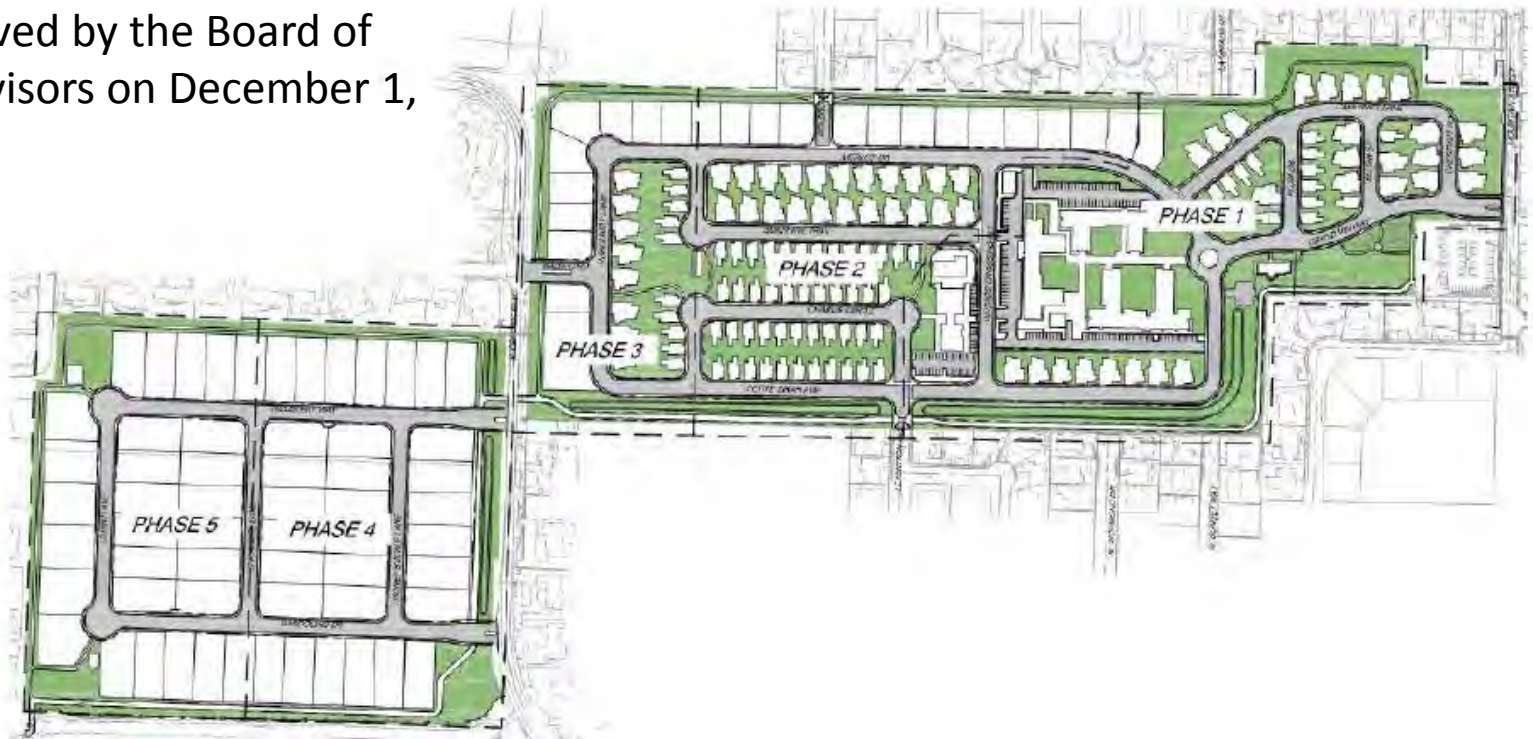
- Special Use Permit for 8-unit apartment building in General Commercial zoning district.
- 1770 Nichols Lane
- Approved by Planning Commission on June 29, 2016.



SITE PLAN- PROPOSED

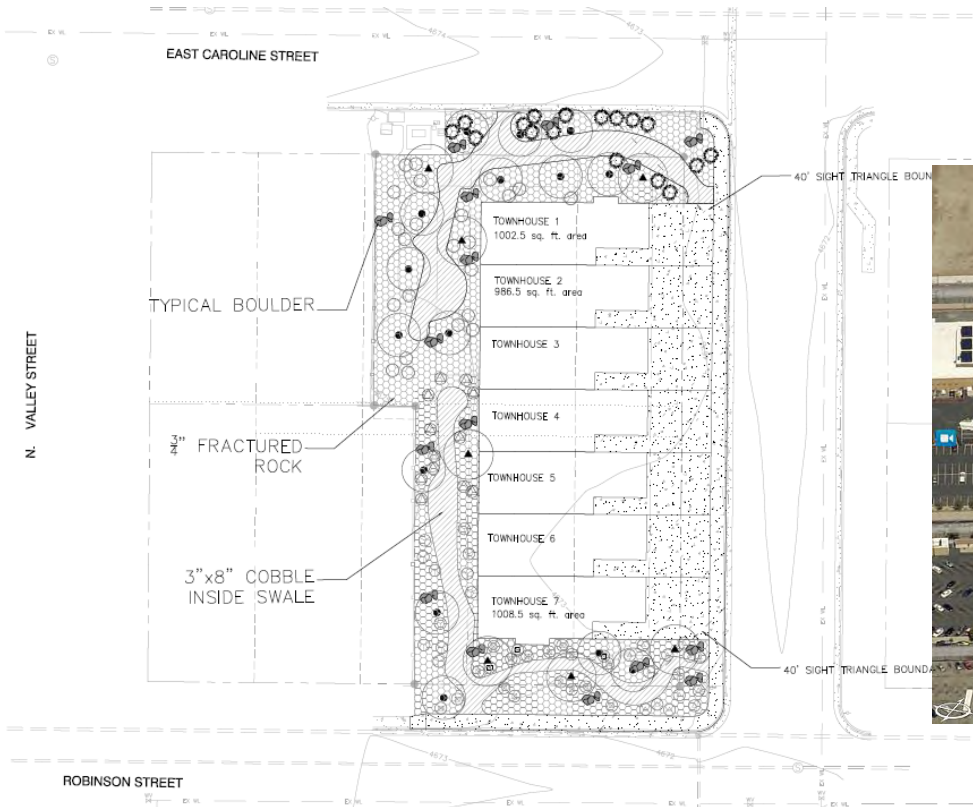
## Approved Pending Final Map

- Master Plan Amendment (5.6 acres) and Tentative Planned Unit Development, known as Vintage at Kings Canyon, to create 212 single family residential units and 96 units of congregate care facilities on a total of 78 acres.
- Mountain St. and Ormsby Blvd.
- Approved by the Board of Supervisors on December 1, 2016.



# Approved Pending Final Map

- Subdivision Map for seven townhomes on property zoned General Office.
- Anderson Street at Robinson Street
- Final Subdivision Map scheduled for review by Board of Supervisors on November 17, 2016.



# Zoning Approved

- Lompa Ranch SPA (Specific Plan Area) Master Plan Amendment and Zoning Map Amendment to create land use and development parameters for the future development of the property.
- Approved by the Planning Commission on February 24, 2016.
- Approved by the Board of Supervisors on March 17, 2016.

