



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: December 20, 2018

Staff Contact: Heather Ferris, Associate Planner

Agenda Title: For Possible Action: To consider a request for a Tentative Subdivision Map application to create 270 single family residential lots, 9 common area parcels, 3 remainder parcels, and approximately 13.36 acres of right-of-way within a 119.1 acre project area; located southeast of US Highway 50 and north east of Deer Run Road, within the V&T Specific Plan Area, APN's 008-521-54, -55, 89, 90, 008-522-16, -17, -18, 008-531-59, and -60. (Heather Ferris, hferris@carson.org)

Staff Summary: The Board of Supervisors is authorized to approve a Tentative Subdivision Map pursuant to the provisions of Section 17.05.010 of the Carson City Municipal Code (CCMC). The Planning Commission makes a recommendation to the Board. The Planning Commission reviewed the subject application at its meeting of November 28, 2018 and has recommended approval of the request based on the ability to make the required findings and subject to Conditions of Approval. This Tentative Subdivision Map is being sought in conjunction with a Zoning Map Amendment (ZMA-18-155).

Agenda Action: Formal Action/Motion

Time Requested: 30 minutes

Proposed Motion

I move to approve TSM-18-154, a Tentative Subdivision Map known as the Plateau Development, based on the ability to make the required findings in the affirmative and subject to the conditions of approval contained in the Memorandum dated November 30, 2018 from staff to the Board of Supervisors.

Board's Strategic Goal

Quality of Life

Previous Action

At its meeting of November 28, 2018, the Planning Commission voted 5-0, 2 absent to recommend approval of the subject application based on the ability to make the required findings in the affirmative and subject to conditions of approval. The conditions of approval recommended by the Planning Commission are included in the attached Memorandum dated November 30, 2018 from staff to the Board of Supervisors.

Background/Issues & Analysis

The Board of Supervisors is authorized to approve Tentative Subdivision Maps. The Planning Commission makes a recommendation to the Board.

Of note, during the Planning Commission public hearing five members of the public spoke. Four were employees of neighboring businesses primarily concerned with the compatibility of the residential development in close proximity to the existing industrial businesses to the north and west of the project site.

The other speaker was a resident living near the project site who stated concerns regarding proximity of the new residences near existing industrial uses as well as proximity to the City's existing rifle and pistol range, and

concerns with increased traffic on Morgan Mill Road. For additional information please see the staff report to the Planning Commission attached to the Zoning Map Amendment (ZMA-18-155).

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 17.05 (Tentative Maps), CCMC 17.07.005 (Findings); Eastern Portal--Virginia & Truckee Railroad Gateway Specific Plan Area (V&T SPA).

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact:

Alternatives

1. Modify the recommended conditions of approval for the request.
2. Deny the application.
3. Refer the application back to the Planning Commission for further consideration.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)



Carson City Planning Division

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MEMORANDUM

Board of Supervisors Meeting of December 20, 2018

TO: Board of Supervisors

FROM: Heather Ferris,
Associate Planner

DATE: November 30, 2018

SUBJECT: **TSM-18-154- A request for a Tentative Subdivision Map to create 270 single family residential lots, 9 common area parcels, 3 remainder parcels, and approximately 13.36 acres of right-of-way within a 119.1 acre project area; located southeast of US Highway 50 and northeast of Deer Run Road, within the V&T Specific Plan Area, APN's 008-521-54, -55, 89, 90, 008-522-16, -17, -18, 008-531-59, and -60.**

DISCUSSION

At its meeting of November 28, 2018, the Planning Commission recommended approval of the request subject to the following conditions of approval. The Planning Commission recommendation differs from the staff's recommendation in the staff report, specifically with respect to Conditions 19, 21, 35, and 37. Planning Commission recommended language being deleted is indicated with a strike-through. Planning Commission added language is bold and underlined.

RECOMMENDED CONDITIONS OF APPROVAL (TSM-18-154)

The following are general conditions of approval:

1. This Tentative Subdivision Map is approved only if the zoning map amendment (ZMA-18-155) is approved by the Board of Supervisors.

The following are conditions of approval required per CCMC 18.02.105.5:

2. All final maps shall be in substantial accord with the approved tentative map.
3. Prior to submittal of any final map, the Development Engineering Department shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the Development Engineering Department for all required on-site and off-site improvements, prior to any submittals for approval of a final map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.

4. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. Any and all grading shall comply with City standards. A grading permit from the Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease and desist order to halt all grading work.
5. All lot areas and lot widths shall meet the zoning requirements approved as part of this tentative map with the submittal of any final map.
6. With the submittal of any final maps, the applicant shall provide evidence to the Planning and Community Development Department from the Health and Fire Departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any final maps and shall include approval by the Fire Department of all hydrant locations.
7. The following note shall be placed on all final maps stating:

"These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."
8. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of a final map.
9. The applicant must sign and return the Notice of Decision for conditions for approval within ten (10) days of receipt of notification after the Board of Supervisors meeting. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
10. Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the Carson City Building Department will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.
11. The applicant shall adhere to all City standards and requirements for water and sewer systems, grading and drainage, and street improvements.
12. The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection. The site grading must incorporate proper dust control and erosion control measures.
13. A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the Development Engineering Department prior to approval of a final map.
14. Prior to the recordation of the final map for any phase of the project, the improvements associated with the project must either be constructed and approved by Carson City, or the specific performance of said work secured, by providing the City with a proper surety in the amount of one hundred fifty percent (150%) of the engineer's estimate. In either case, upon acceptance of the improvements by the City, the developer shall provide the City with a proper surety in the amount of ten percent (10%) of the engineer's estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the

work within one (1) year of acceptance by the City. Improvements associated with the Conditional Letter of Map Revision must be constructed and may not be secured for in lieu of construction.

15. A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.

16. The District Attorney shall approve any CC&R's prior to recordation of the first final map.

Specific Conditions to be included in the Design of the Improvement Plans, to be met prior to approval of construction permit:

17. All site improvements must be designed to meet the requirements of the Carson City Development Standards and Standard Details, including but not limited to the following:

- i. Proposed street sections that meet the minimum width for a section that limits parking on one or both sides, per Carson City Standard Details, must be signed with "No Parking" signs.
- ii. The proposed sidewalk width must be increased to the City Standard 5 foot wide sidewalk.
- iii. Utility main locations must be updated to meet the standard detail for typical locations.
- iv. The site improvement design engineer must coordinate the storm drain, wastewater, and water main analyses with Public Works in order to account for potential development to the northeast. These analyses must address main, pumping, and storage requirements for the development to meet required capacities and pressure, and must address the ability to increase capacity for future developments. The water main analysis must also address the effects of pressure reducing valve assemblies that may be required to maintain separate pressure zones in the water system. It is anticipated that system improvements including additional booster capacity will be required at the developer's expense.
- v. With the site improvement plans, the traffic impact study must be revised to include the following:
 - (i) Volume/counts must be taken when school is in session, the report notes an August month, please provide date of when the counts were collected.
 - (ii) NDOT counts for U.S. 50 and Deer Run Road must be used in place of Traffic Work's counts.
 - (iii) The growth factor must match CAMPO's 1% annual growth.
 - (iv) The design LOS for the new signal at Drake Way (if approved by NDOT) must be designed to a LOS C or better.
 - (v) Intersection Level of Service tables must be revised to provide:
 - a. All approaches and overall for US 50/Deer Run Road intersection.
 - b. All existing approaches and overall for US 50/Drako Way intersection.

- c. The overall for Deer Run Road/Morgan Mill Road intersection
 - vi. The sewer impact report references the old d/D standard of 0.75. The new standard of 0.5 must be utilized for small mains in the sewer main analysis for the improvement plans.
 - vii. The developer must update the City's water model per CCDS 15.3.1. The City will provide boundary conditions and system curves based on fire flows, and will provide version information. The developer must supply a model to be incorporated into the City's model.
 - viii. Water mains with 15 or more services must be looped.
 - ix. Per CCMC 12.09.070 & 12.09.080 (4), the developer must provide base flood elevation data. In the event that this data reveals X-shaded or A flood hazard zones that will be altered by the subdivision improvements, the subdivision must receive a CLOMR determination from FEMA and provide funds to process the LOMR per 12.09.070(d).
18. The developer must incorporate "*Best Management Practices*" into construction documents and specifications to reduce the spread of noxious weeds.
19. The developer shall enter into an agreement with the City to address the following:
 - i. **Developer to contribute at a pro-rata share to** Upsizing the sewer main in Airport Road from US 50 to Douglas Drive, which is at capacity; and
 - ii. **Developer to contribute at a pro-rata share for the** Construction of an appropriate roadway treatment to maintain the pavement performance of Airport Road between US 50 and Woodside Drive where the sewer main must be upgraded.
20. The developer must analyze the Morgan Mill Lift Station and upgrade the lift station to meet flow and emergency storage capacity requirements if so determined by the analysis. Metering of incoming flows may be required to confirm current conditions. In the event that additional capacity is not provided for future development, the lift station and controls improvements must be designed to be able to easily be updated.
21. The water main and storm drain must be stubbed to the north **at Court "B"** as shown. The sewer main **at Court "B"** must also be stubbed to the north **property line. The water and sewer mains must extend along Drako Way to the north property line near Astro Drive.**
22. The storm drain infrastructure must extend to the Carson River. This may be an open channel; however this must be designed to prevent erosion and maintenance access must be provided.
23. Natural drainages that enter the subdivision must be tied into the underground storm drain system at the subdivision, as shown, and access must be provided for maintenance.
24. The detention basin location must be analyzed by a geotechnical engineer.
25. The developer must obtain NDOT and Carson City approval of the HWY 50 intersection improvements prior to issuing a site improvement permit. The approved intersection must bring intersection LOS into compliance with Code.

26. The site improvements must meet the requests made in the NDEP Limited Phase II Environmental Site Assessment Report and Remedial Action Plan memo dated November 30, 2017. If a revised RAP is submitted to NDEP and used for the development, the site improvements must meet any applicable requests by NDEP for that RAP. Additionally, the developer must hire a certified environmental manager to supervise the remediation required by the RAP including excavation in landfill areas and disposal.
27. The water main alignment may not be altered to loop the water main to Hwy 50 unless approved by the City Engineer. If the water main is looped to the main in Hwy 50, where the water main passes through the old landfill, the soil must be excavated and replaced with imported soil within a distance equal to the minimum separation required between a water main and a sewer main, both horizontally and vertically.
28. Local streets must have a minimum asphalt thickness of 4 inches or per the geotechnical engineer's recommendations, whichever is greater.
29. Hydrants must be provided per Appendix B and Appendix C of the IFC (adopted edition) and shown on plans.
30. The developer must provide pedestrian access points to the adjacent City property and show the access points on the site improvement plans for review and approval by the Parks, Recreation and Open Space Department.
31. The developer must incorporate bike lanes into the development's street system network that connects to US Highway 50 (East) and Deer Run Road.
32. All site clearing/grubbing, grading, and construction activities, including construction worker parking, must occur on the project site, unless permissible to private property owners. No construction activities shall occur on City property. The applicant shall provide protective fencing along the property line to delineate public lands from private property during construction.
33. The developer must use a pollinator friendly dryland seed mix for any permanent erosion control and re-vegetation within any open space/ common areas within the development.
34. If it is determined that the development's water system is required to connect to existing water tanks on the City's land (east of the development), the applicant must coordinate the water line alignment with the Parks, Recreation, and Open Space Department and Development Engineering. The applicant must re-vegetate the disturbed area (except the water line's service road) to its previous condition. The dryland seed mix and treatment application specifications including temporary irrigation, weed control, and protective fencing shall be reviewed and approved by the Parks Recreation and Open Space Department.

Conditions to be Addressed with the Final Map

35. Prior to the recordation of the first Final Map, the applicant shall provide the Community Development Department with a disclosure statement or similar instrument for review and approval. The document shall be recorded and provide for disclosures of the following:
 - i. The development's proximity to existing industrial properties and the inconvenience or discomfort, **including but not limited to noise, vibrations, fumes, odors, dust, glare, or physical activity**, that may arise from living in close proximity to such operations;

- ii. The pre-existence of the City's Landfill, Rifle and Pistol Range, and adjacent Disc Golf Course Complex.
- 36. The developer must provide a public access easement for all pedestrian access corridors, off-street recreational trails and both fire access roads within the proposed development. The easement will be recorded on the final map or through a covenant, deed restriction, or similar legal instrument to ensure public access to City lands in perpetuity.
- 37. A Homeowners Association/Maintenance Association or similar entity must be established for the following:
 - i. Ownership and maintenance, in perpetuity, of all open space, common areas, landscaping, **off-site roadway landscaping along Drako Way from the northern portion of the site to Highway 50,** and off-street trails within the development; and
 - ii. Maintenance of all on-site drainage basins and any Low Impact Design, in perpetuity.
- 38. The developer shall dedicated two unobstructed fire protection access easements not less than twenty (20) feet wide from the public street to the subdivision or development boundary as determined by the Fire Chief. One access shall be located at the end of the cul-de-sac between lots 58 and 59, and the other shall be located between lots 34 and 35. The emergency access must be designed and constructed to comply with the requirements of Division 12, Emergency Access Streets. Gates must be marked with "No Parking-Fire Lane" signage per Carson City Fire Code.
- 39. The developer shall provide a vegetation management plan for review and approval by the Fire Department.
- 40. Defensible space requirements and an easement stating the purpose and development limitations shall be delineated on the Final Map to ensure that all on-site development incorporates the required defensible space on site.
- 41. At the time of Final Map submittal, the applicant must demonstrate that the project complies with all identified conditions, as well as with the terms of any associated Development Agreement.
- 42. The final mylar will be presented to the State Engineer for approval and signature.