STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 29, 2021

FILE NO: LU-2021-0302 AGENDA ITEM: 13.A

STAFF CONTACT: Lena Reseck, Assistant Planner

AGENDA TITLE: LU-2021-0302 For Possible Action: Discussion and possible action regarding a request for a special use permit to allow a temporary tract sales office, model homes, parking area, temporary office trailer, and advertising signage on properties zoned Single Family 6000 – Specific Plan Area ("SF6-SPA") located at 170, 192, 216, and 240 Wildcat Peak Drive and 1656 Monitor Peak Street, APNs: 004-408-33, 004-408-32, 004-408-31, 004-408-30, and 004-408-29. (Lena Reseck, Ireseck@carson.org)

STAFF SUMMARY: The applicant is requesting a temporary tract sales office with conversion of the garage to an office in a model home at 192 Wildcat Peak Drive (APN 004-408-32), parcels 216 and 240 Wildcat Peak Drive and 1656 Monitor Peak Street (APNs 004-408-31, 004-408-30, and 004-408-29) will be model homes, construction of a temporary parking area and a temporary office trailer on parcel 170 Wildcat Peak Drive (APN 004-408-33), and temporary signage advertising the model homes and proposed homes in Cross Creek (Blackstone Ranch – Lompa Ranch). Temporary tract sales offices are a conditional use in Single Family 6000 ("SF6") zoning, per section 18.04.100 of the Carson City Municipal Code ("CCMC"), requiring approval of a special use permit. Temporary office trailers require the approval of a special use permit per CCMC 18.05.025(3). The Planning Commission is authorized to approve a special use permit.

PROPOSED MOTION: "I move to approve special use permit LU-2021-0302, based on the findings and subject to the conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

- 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 applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of issuance of the special use permit. A single, one-year extension of time may be granted if requested in writing to the Planning Division 30 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.
- 5. The applicant shall submit a copy of the notice of decision and conditions of approval with the building permit application.
- 6. All improvements must meet current parking and exterior accessibility standards.
- 7. Construction and placement of signs must not block sight distance for vehicles.
- 8. The maximum number of model homes is four, with one additional parcel being used for temporary parking. The one lot being used for parking shall not be developed until the model homes use terminates. This parking will be removed and the parcels converted to a single family home lot with an appropriate home constructed on it when the model homes use terminates. The model homes and sales office will also be transitioned to residential uses. Advertising methods included in this review and approval must be removed in conjunction with the timing of the conversion of the model homes to residential uses.
- 9. The temporary office trailer shall be removed upon the final inspection of the building permit of the garage conversion to a sales office.
- 10. Hours of operation for the model homes and parking area shall be limited to 8:00am to 6:00pm daily.
- 11. The maximum number and sizes of flags, banners and other advertising signage is limited to that shown in the submitted application package, with the exception of exempt signage as listed in Carson City Development Standards ("CCDS") Division 4 Signs at 4.4.7 Exemptions. Signage shall be removed upon sale of last lot.

LEGAL REQUIREMENTS: CCMC 18.02.080 Special Use Permits; CCMC 18.04.075 Single-family 6,000; CCMC 18.05.030 Trailers, mobilehomes, recreational vehicles, commercial coaches, and storage containers; and CCDS Division 2 Parking and Division 4 Signs

MASTER PLAN DESIGNATION: Medium Density Residential ("MDR")

PRESENT ZONING: Single-family 6,000 – Specific Plan Area

KEY ISSUES: Will the proposed development of four model homes, a temporary tract sales office

inside the garage of one of the model homes, associated parking on one future residential parcel, as well as proposed signage to advertise Cross Creek – Blackstone Ranch (Lompa Ranch) on these parcels, plus advertising signage on additional parcels be compatible with the surrounding neighborhood and be in keeping with the standards of the CCMC?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 6000 - Specific Plan Area/Single Family One Acre

EAST: Single Family 6000 - Specific Plan Area

WEST: Single Family 6000

SOUTH: Single Family 6000 - Specific Plan Area

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone AO (areas of minimal flooding)

EARTHQUAKE FAULT: Beyond 500 feet SLOPE/DRAINAGE: Slope is minimal

SITE DEVELOPMENT INFORMATION:

PARKING: Ten spaces. Temporary parking is proposed off-street on a parcel separate from the model homes. The parking area will eventually be removed and a single-family residence will be placed on the site.

DISCUSSION:

The applicant is seeking to have a temporary tract sales office including 4 model homes with parking, a temporary office trailer, and signage.

Per CCMC 18.01.100, a temporary tract sales office is a conditional use in the SF6-SPA zoning district, requiring approval of a special use permit. Per Development Standards Division 2.3.3, off-street parking may be authorized for the parcel in a location not farther than 300 feet from the building site upon the issuance of a special use permit. The applicant proposes ten temporary off-street parking spaces on one parcel which will eventually be used as residential home site. Per Development Standards Division 4.6.5, variations to the regulations and standards of Division 4.7 may only be permitted by special use permit. The applicant is proposing the following signage:

- One 64 square foot two sided new homes sign
- One 9 square foot two sided directional guest parking/thank you for visiting sign
- Ten 1 square foot single sided guest parking signs
- One 32 square foot single sided sales info sign
- One 4 square foot single sided sales info sign

Per CCMC 18.05.030(3), a temporary office trailer requires the approval of a special use permit. The temporary office trailer is to be used for the sales office until the garage conversion is complete.

Per CCMC 18.02.080, the Planning Commission has the authority to approve a special use permit upon making each of the seven required findings in the affirmative.

PUBLIC COMMENTS: Public notices were mailed to 84 property owners within 600 feet of the subject site on September 14, 2021. As of the writing of this report, no comments in support or opposition of the request have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on September 29, 2021, 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.

Fire Department:

- Project must comply with the International Fire Code and Northern Nevada Fire Code amendments as adopted by Carson City.
- There must be a working fire hydrant within 250' of the lot where the sales trailer and model home are located.
- Fire access roads shall be paved and provide a turnaround if stubbed.

Engineering Division:

The Engineering Division has no preference or objection to the special use request provided that the following conditions are met:

- The project must meet all CCDS and Standard Details including but not limited to the following:
 - The parking lot must meet Carson City standard details C-5.5.1 through C-5.5.2.1.
 - Any irrigation lines must have vacuum breakers.
 - Each parcel must have its own water meter/service for domestic and irrigation lines. Domestic and irrigation lines cannot cross parcel boundaries unless easements are provided.

ENGINEERING DISCUSSION:

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The Engineering Division offers the following discussion:

CCMC 18.02.080(5)(a) - Master Plan

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

CCMC 18.02.080(5)(b) - Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(c) - Traffic/Pedestrians

Local intersections: The closest intersection is Wildcat Peak Dr and Evan St. Evan St intersects N Saliman Rd. Evan St and Wildcat Peak Dr is a local street while N Saliman Rd is a minor arterial road.

Parking and internal circulation: 8 parking spots and 1 ADA parking spot will be offered behind the temporary sales office.

Adjacent Streets On-Street Parking: There is on-street parking on both sides of the street on Wildcat Peak Dr.

CCMC 18.02.080(5)(d) - Public Services

Sanitary Sewer:

• The existing sewer main is 8-inch PVC on Wildcat Peak Dr.

Water:

The existing water main is 8-inch PVC on Wildcat Peak Dr.

Storm Drain:

• The site currently drains to the street or Saliman Channel. The improvements will not change how the site currently drains.

Public Lands:

• Multiple easements granted for public utilities, drainage, and electric noted on Parcel Map 3014 recorded on June 24, 2021.

CCMC 18.02.080(5)(e) - Title 18 Standards

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(f) - Public health, Safety, Convenience, and Welfare

The project meets will meet engineering standards for health and safety.

Earthquake faults:

• The nearest fault is over 500 feet away with a slip rate of less than 0.2 mm/yr.

FEMA flood zones:

• The current FEMA flood zone is Zone AO depth 2 ft. Flood Elevation Certificates for lots with permanent structures have already been received and accepted

Site slope:

The site has already been graded so the slopes are minimal.

Soils and Groundwater:

• The site has already been graded.

CCMC 18.02.080(5)(g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(h) - Adequate Information

The plans and reports provided were adequate for this analysis.

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

1. Will be consistent with the objectives of the Master Plan elements.

The proposed project is consistent with the Master Plan. The Master Plan land use designation of the subject property is Medium Density Residential. Medium Density Residential designation is intended to provide opportunities for a mix of housing types in a neighborhood setting including single-family detached housing. Goal 6.1b — Neighborhood Design shall promote variety and visual interest in the design of new neighborhoods through the incorporation of varied lot sizes, building styles and colors, garage orientation, and other features. The subdivision has been approved with appropriate review of the proposed development of the sites, including surrounding property setbacks, lot coverage and connectivity to surrounding development. The special use permit is limited to the proposed model homes, the temporary sales trailer, the temporary tract sales office, signage, and associated parking which will be converted to single family dwellings when the model homes are sold.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.

The proposed model homes are to be located at the entrance to the subdivision, adjacent to N. Saliman Road, which will mitigate impacts to surrounding properties, as traffic will be concentrated at the entrance to the subdivision. This location will include the proposed temporary tract sales office, parking, and signage. The development of these five parcels with four model homes, a temporary tract sales office and a parking area will only have a minor impact on the surrounding properties as these models will located on only five of the parcels within the subdivision. Traffic will be directed to this area at the entrance to the subdivision, where prospective customers will be able to look at the model homes on display. The model homes will provide the means of

advertising this subdivision to prospective customers. The proposed model homes, temporary tract sales office, and signage are an appropriate method to advertise this development to allow it to be successful. Signage will be removed upon sale of last lot and model homes, tract sales office, and parking will be converted to single family homes.

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

Creation of ten off-street parking spaces on one residential parcel in support of the model homes and temporary tract sales office is proposed. The location of the model homes will be at the entrance to the proposed subdivision, adjacent to N. Saliman Road. Traffic impacts to the surrounding properties will be limited, as traffic will be directed by the proposed signage to a specific area near the entrance to the subdivision to view these model homes.

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 availability of appropriate utilities, schools, police and fire protection, public roads, storm drainage and other public improvements were reviewed in conjunction with the approval of the subdivision in this area. This request is to allow methods to enhance the sales of the home lots for this approved subdivision to prospective buyers, by directing them to this location by way of signage to view the model homes on display and to conduct business and discuss options in an on-site sales office. The development of the area as a subdivision has already been approved.

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.

With the approval of this special use permit and recommended conditions of approval, the request will meet the applicable definitions and specific standards found in the code. The purpose of the Single Family 6000 zoning district is to provide for the development of single family detached dwellings in a suburban setting.

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

The proposed development of the sites with the temporary development of four model homes, offstreet parking on separate parcel, and signage is not anticipated to be detrimental to the public health, safety convenience and welfare. Proposed placement of the temporary tract sales office, model homes, parking, and signage is located at the entrance to the subdivision, where the advertising for the proposed homes will be concentrated. At the conclusion of the temporary tract sales office and model homes, the homes will be available for sale and the temporary use will terminate. The subdivision has been approved to allow for development of these sites as dwellings.

7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

This request is to allow the temporary use of four of the residential home lots in this subdivision to allow for advertising regarding products (homes) available as the subdivision is sold. The placement of this temporary use near the entrance to the subdivision, with off-street parking, will mitigate the impact to the surrounding properties, as traffic directed to one location near the entrance to the subdivision.

Attachments:

Application (LU-2021-0302)

Carson City Planning Division		FOR	OFFICE USE ONLY:		
108 E. Proctor Street · Carson City NV 89701 Phone: (775) 887-2180 • E-mail: planning@carson.org			CCMC 18.02.080		
Filone. (773) 667-2160 - E-mail. <u>plant</u>	inig@carson.org	SP	ECIAL USE PERMIT		
FILE #					
APPLICANT	PHONE #	FEE	E*: \$2,450.00 MAJOR \$2,200.00 MINOR (Residential		
Ryder Homes, NV	775-335-0502		zoning districts)		
MAILING ADDRESS, CITY, STATE, ZIP			+ noticing fee		
985 Damonte Ranch Parkwa	y, Ste 140		*Due after application is deemed complete by staff		
Capitol Homebuilders, LLC.			UBMITTAL PACKET – 4 Complete Packets (1 Unbound riginal and 3 Copies) including:		
PROPERTY OWNER	PHONE #		Application Form		
1425 Treat Blvd					
MAILING ADDRESS, CITY, STATE, ZIP			Building Elevation Drawings and Floor Plans		
jess@ryderhomes.com					
EMAIL ADDRESS			Applicant's Acknowledgment Statement		
Jessica Locker	775-335-0502				
APPLICANT AGENT/REPRESENTATIVE	PHONE #				
985 Damonte Ranch Pkwy,	#140 Reno NV 89521	□ CI	D or USB DRIVE with complete application in PDF		
MAILING ADRESS, CITY STATE, ZIP	7110,11010,111 00021	Application Received and Reviewed By:			
jess@ryderhomes.com		-			
EMAIL ADDRESS			nittal Deadline: Planning Commission application littal schedule.		
			Submittals must be of sufficient clarity and detail for epartments to adequately review the request. Additional		
Project's Assessor Parcel Number(s):	Stroot Addross 470 May 1 1 5 1		mation may be required.		
004-408-30, 004-408-29, 004-408-33, 004-408-32, 004-408-31			92 Wildcat Peak Drive, 216 Wildcat Peak Drive, 656 Monitor Peak Street		
Project's Master Plan Designation	Project's Current Zoning SF6		Nearest Major Cross Street(s) N. Saliman Road		
Please provide a brief description of your propo	osed project and/or proposed use be	low. Pro	vide additional pages to describe your request in more detail.		
PROPERTY OWNER'S AFFIDAVIT					
I, <u>Steve Thomaen</u> , be knowledge of, and agree to, the fing of this a		that <u>I am</u>	the record owner of the subject property, and that I have		
infowledget, and agreed, tristing of this a	pplication.		1		
X	985 Damon	e Ra	nch Pkiny Que 18, 2021		
Signature	Address G	141	Date		
Use additional page(s) if necessary for addition	Address Suit	- 1	BOBBIE MERRIGAN Notary Public - State of Nevada		
STATE OF NEVADA)		Appointment Recorded in Washoe County		
COUNTY)		No: 01-69506-2 - Expires June 1, 2025		
On U1191184 18 , 2021,	Steve Thomsen		, personally appeared before me, a notary public,		
executed the foregoing document.	erson whose name is subscribed to	the fore	going document and who acknowledged to me that he/she		
Brulie Merredin					
NOTE: If your project is located within the Hist Airport Authority in addition to being scheduled	oric District or airport area, it may no for review by the Planning Commis	ed to be sion. Pla	e scheduled before the Historic Resources Commission or the nning staff can help you make this determination.		
	Page 1 of 7				

If there is any additional information t presentation to the Planning Commis	that would provide a clearer picture of yesion, please be sure to include it in you	our proposal that you would like to add for r detailed description.
	on the following page at the end of your	
	ACKNOW! EDCMENT OF ARRI	IOANIT.
I certify that the forgoing stateme	ACKNOWLEDGMENT OF APPI ents are true and correct to the bes	LICANT t of my knowledge and belief. I agree to permission. I am aware that this permit
approval; and I understand that the	e is not initiated within one-year o	f the date of the Planning Commission's
		y season quinomonio.
<u>Jessica Locker</u>	Jessica Locker	
Applicant's Signature	Print Name	Date
	Page 5 of 7	

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & 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:
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)?
- 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)?

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:

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X	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)?
Ш	Promote revitalization of the Downtown core (5.6a)?
X	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:

- X 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

CARSON CITY MASTER PLAN ADOPTED 4.06.06



Unified Pathways Master Plan (12.1a, c)?



amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed developmer	ls	or	does	the	proposed	deve	lopmen
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	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)?
X	Provide appropriate pathways through the development and to
	surrounding lands, including parks and public lands, consistent with the



SPECIAL USE PERMIT REQUEST

Model Home Complex

Project Description

September 21, 2021

Carson City Planning Division 108 E. Proctor Street Carson City, Nevada 89701

PROJECT: Cross Creek (Lompa Ranch) - Single Family

Ryder Homes is looking to apply for a Special Use Permit for the model complex at our Cross Creek (aka Lompa Ranch) neighborhood. This model complex will include:

- Parking lot with ADA parking and an ADA Restroom.
- Temporary Sales trailer to be used while the model sales office is being constructed.
- Temporary power to the Sales trailer will be pulled from Lot 9.
- Landscaping around the temporary Sales trailer.
- ADA path of travel from parking lot into Model Sales Office.
- Full front and backyard model landscaping conforming to the guidelines stated in the Lompa Ranch North Specific Plan.
- Trap fencing for model complex at back of sidewalk.
- Model signage, including flags and entry signage.

The attached site plan will show the proposed model complex, parking lot, temporary sales trailer location, ADA restroom.

Please review the attached and reach out if you have any questions.

Respectfully submitted,

Jess Locker Ryder Homes

Email: <u>jess@ryderhomes.com</u>

Phone: (775) 771-9308



SPECIAL USE PERMIT FINDINGS

Model Home Complex

- 1. Will be consistent with the objectives of the Master Plan elements. The model home complex for the Cross Creek (Lompa Ranch) subdivision will conform to the already approved master plan project known as Blackstone Ranch. This model complex will provide a balanced land use pattern by utilizing different design elements on each elevation of the four model homes within designated setback areas. The front yard landscaping will be consistent through out neighborhood while the rear yard landscaping will be designed separately to mesh with the interior design of each of the models. Building materials will be long lasting products and elevations will provide a variety of visual interest. While the model complex may not greatly affect the equitable distribution of recreation activities, the neighborhood itself will provide diverse housing for all demographics, from first time buyers to move up buyers. By developing this model home complex, potential buyers will be given a firsthand view of their 'dream' home in hopes of giving them that extra push to make the final decision to purchase their new home. Bringing new buyers to the Carson City market will help aid in the economic vitality and growth in this area. This particular neighborhood is walking distance to schools and shopping allowing for a more connected city.
- 2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.
 - a. The model complex is surrounded by a school (to the north), a park (to the northwest) and easy freeway access (to the east), showing the variety of land uses and zoning around our neighborhood.
 - b. The model complex conforms with the neighborhood zoning requirements and will potentially add to property values in the future. Our project will differ from other neighborhoods in the area in that this will be a new development with update architecture with modern design elements. Our models will show four (4) different floor plans and elevations, with differing color schemes to create a non-monotonous streetscape.
 - c. This is a model home complex for potential buyers to view a completed home. This will not have a negative effect in any way on the surrounding neighborhood.
 - d. The model homes will have standard exterior house lighting approved per the Lompa Ranch North Specific Plan. All other lighting will be the pre-approved neighborhood street lighting.
 - e. Front yard landscaping will be designed to the preapproved master plan layouts which were designed per the Lompa Ranch North Specific Plan.
 - f. The model complex will be beneficial to the economic growth of the area, providing construction jobs to existing companies. There is always the potential of new buyers relocating to the area who will add to the necessary workforce
- Will have little or no detrimental effect on vehicular or pedestrian traffic.
 This project will have little or no effect on vehicular or pedestrian traffic. We are proposing a parking lot adjacent to our model home complex with an ADA path of travel directly to the

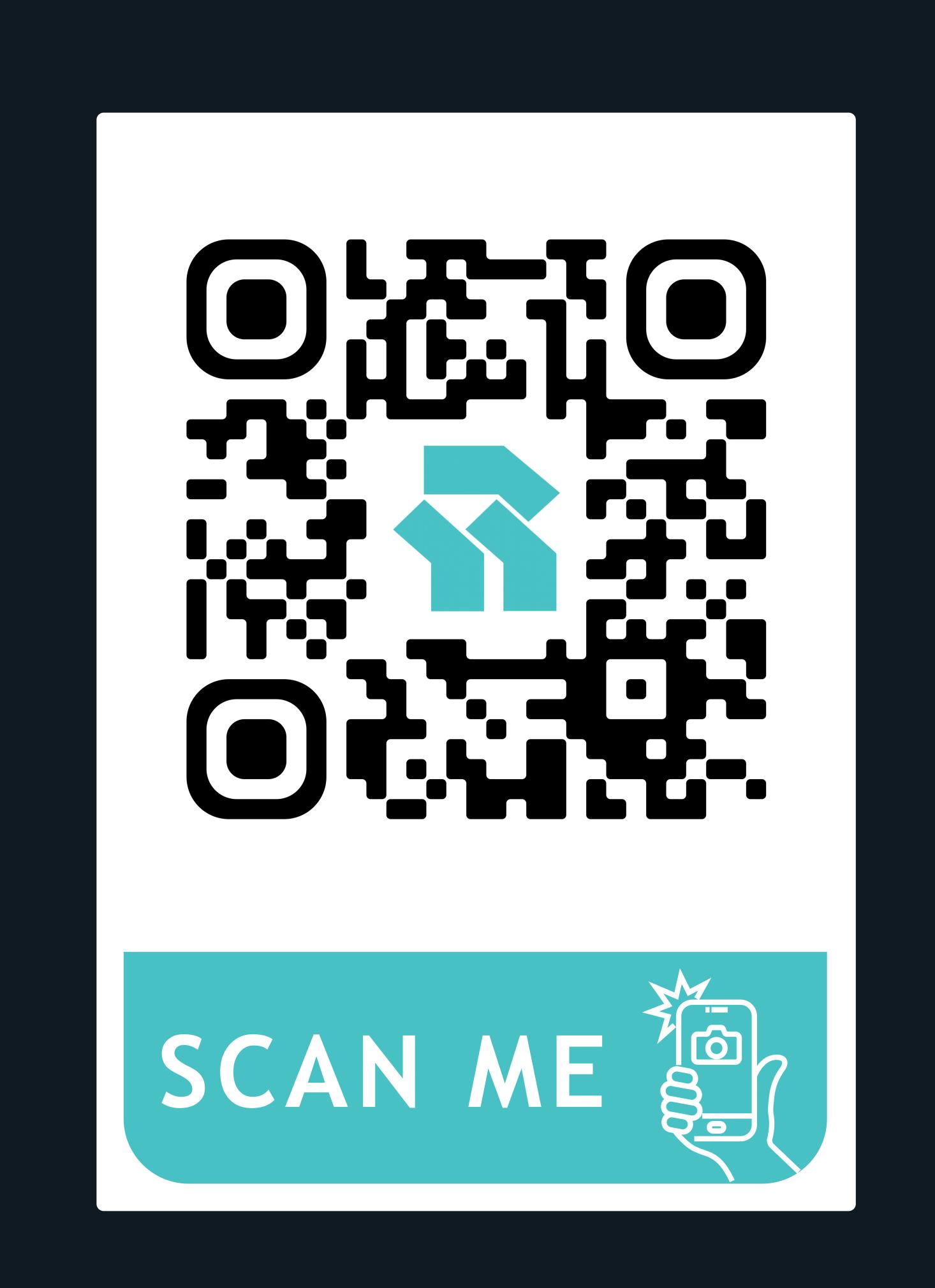
- sales office. Trap fencing will be used at the back of sidewalk to direct potential buyers through the complex without crowding the public sidewalk and street area
- 4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.
 - Our model home complex will not have a negative impact to any of the above.
- 5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of what district. Our model home complex meets the design guidelines and other criteria designated in the Lompa Ranch North Specific Plan.
- 6. Will not be detrimental to the public health, safety, convenience and welfare. Our model home complex will not be detrimental to any of the above.
- 7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.
 - Our model home complex will not result in material damage or prejudice to other property in the area.



RyderHomes.com/CrossCreek

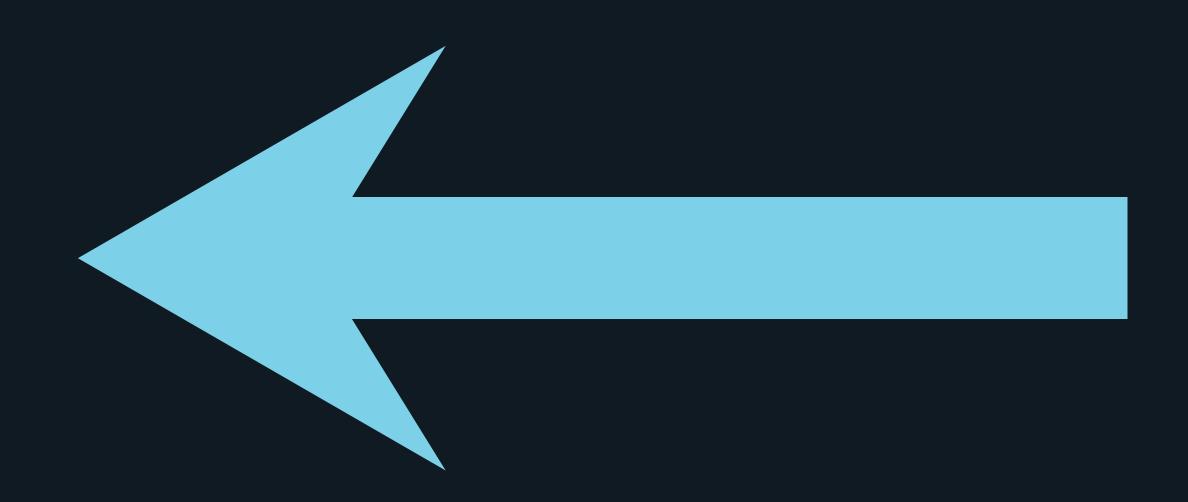
NEW HOMES







GUEST PARKING





THANK YOU FOR VISITING











GUEST PARKING



