

Item # 4-4

**City of Carson City
Agenda Report**

Date Submitted: April 10, 2007

Agenda Date Requested: April 19, 2007

Time Requested: Consent

To: Mayor and Board of Supervisors

From: Planning and Community Development

Subject Title: Action to approve a Tentative Subdivision Map application known as Summer Hawk from Capital Engineering (property owners: Stanton Park Development and Hansler, LLC), to allow modification of the placement of the proposed building envelope ONLY in relation to the construction of 201 single family residential units with approximately 86.2% common areas/open space on approximately 548.2 acres on property zoned Conservation Reserve (CR)/Single Family 12,000 (SF12) located on Rhodes Street and Curry Street, APN'S 009-021-02, 009-031-01, 009-031-29, 009-031-07 and 009-151-01, based on the conditions of approval contained in the staff report. (File TSM-06-203)

Staff Summary: Capital Engineering has submitted a request to adjust the building envelopes to have a minimum of a five foot side setback from the previously approved 10 foot side yard setback (see attached diagram). The single family dwelling units will continue to have a distance of 20 feet between the proposed structures. This request is to accommodate a (four foot wide to six foot wide) rockery wall within the side yards between the proposed lots. This request will not result in an increase of density nor a decrease in the proposed open space for Summer Hawk Subdivision as previously presented and approved by the Board of Supervisors on December 21, 2006.

Type of Action Requested:

- Resolution
- Formal Action/Motion
- Ordinance
- Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval of the proposed revised Tentative Map to the Board of Supervisors, 6 Ayes, 0 Nays and 1 Absent as an item on the consent agenda at the regularly scheduled Planning Commission Meeting of March 28, 2007.

Recommended Board Action: I move to approve a revised Tentative Subdivision Map application known as Summer Hawk from Capital Engineering (property owners: Stanton Park Development and Hansler, LLC), to allow modification of the placement of the proposed building envelope ONLY in relation to the construction of 201 single family residential units with approximately 86.2% common areas/open space on approximately 548.2 acres on property zoned Conservation Reserve (CR)/Single Family 12,000 (SF12) located on Rhodes Street and Curry Street, APN'S 009-021-02, 009-031-01, 009-031-29, 009-031-07 and 009-151-01, based on the conditions of approval contained in the staff report.

Explanation for Recommended Board Action: With the recommended conditions of approval as previously approved, the proposed Common-Interest Community subdivision meets all the city requirements of the Subdivision Ordinance. Therefore, the Planning Commission and staff recommend that the Board of Supervisors approve the revised Tentative Subdivision Map. See attached Planning Commission staff memo for more information.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 17.05 (Tentative Maps), 18.02.050 (Review).

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: 1) Refer back to staff and Planning Commission for further review, or 2) Deny TSM-06-203

Supporting Material:

- Staff Report
- Case Record
- Maps

Prepared By: Donna Fuller, Administrative Services Manager

Reviewed By: Walter L. Sullivan
(Walter Sullivan, Planning & Community Development Director)

Date: 4/10/07

Larry Werner
(Larry Werner, Development Services Director/City Engineer)

Date: 4/10/07

Linda Bifian
(Linda Bifian, City Manager)

Date: 4-10-07


[Signature]
(District Attorney's Office)

Date: 4/10/07

Board Action Taken:

Motion: _____ 1) _____ Aye/Nay
2) _____

(Vote Recorded By)

TO: Planning Commission
FROM: Planning Division
DATE: March 28, 2007 
SUBJECT: Item F-1 TSM-06-203

REQUEST: **F-1 TSM-06-203** Action to consider modification to a previously approved Tentative Subdivision Map application known as Summer Hawk from Capital Engineering (property owners: Stanton Park Development and Hansler, LLC), to allow modification of the placement of the proposed building envelopes **ONLY**, resulting in a reduced side yard minimum setback from 10 feet to five feet in relation to the construction of 201 single family residential units with approximately 86.2% common areas/open space on approximately 548.2 acres on property zoned Conservation Reserve (CR)/ Single Family 12,000 (SF12) located on Rhodes Street and Curry Street, APNs 009-021-02, 009-031-01, 009-031-29, 009-031-07 and 009-151-01. (Jennifer Pruitt)

Recommended Motion: "Staff recommends that the Planning Commission approve the request from Mark Rotter, Capital Engineering to modify the previously approved Tentative Subdivision Map known as Summer Hawk. The modification of the minimum side yard setback is from 10 feet to five feet. The proposed amendment will result in a minimal distance between primary dwelling units of 20 feet as shown on the plan submitted by the applicant, in relation to the construction of 201 single family residential units with approximately 86.2% common areas/open space on approximately 548.2 acres on property zoned Conservation Reserve (CR)/ Single Family 12,000 (SF12) located on Rhodes Street and Curry Street, APNs 009-021-02, 009-031-01."

Discussion: Capital Engineering has submitted a request to adjust the building envelopes to have a minimum of a five foot side setback from the previously approved 10 foot side yard setback (see attached diagram). The single family dwelling units will continue to have a distance of 20 feet between the proposed structures. This request is to accommodate a (four foot wide to six foot wide) rockery wall within the side yards between the proposed lots. This request will **not** result in an increase of density or a decrease in the open space for Summer Hawk Subdivision as previously presented to the Planning Commission November 29, 2006.

If you have any questions regarding this application, please contact Jennifer Pruitt, Senior Planner, at 887-2188 x1007.



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

MEMORANDUM

TO: Community Development Department
FROM: John Symons, Plans Examiner
DATE: March 12, 2007
SUBJECT: Planning Commission Agenda for March 28, 2007

ZCA-07-023 Action to consider an application for a **Zoning Code Amendment** from Carson City Planning Division for an amendment to Title 18 Zoning and Development Standards, specifically to the current Landscaping Ordinance adding sections regarding Xeriscape applications, trees and shrubs within the Historic District, tree protection measures, modifications to the current City ordinance to include riparian corridors, tree (et al) planting details and general landscaping details, and other matters related thereto. (Walter Sullivan)

No Building Division Comments.

ZCA 06-181 Action to consider an application for a **Zoning Code Amendment** from Carson City Planning Division for an amendment to Title 18 Zoning and Development Standards, specifically to the Lighting Ordinance regarding performance standards relative to display and security lighting. (Walter Sullivan)

No Building Division Comments.

SUP-07-025 Action to consider a **Special Use Permit** application from Matt Hansen, Licata Hansen Assoc. Arch. (property owner: (Name of lessee)/Carson City/Airport Authority) to construct airport hangars consisting of 12 small hangars and a main hangar building which includes pilot accommodations and office/administration space for the project known as Jet Ranch on property zoned Public Regional (PR) located at 2600 College Pkwy (Carson City Airport), Lot #207, APN 008-901-01. (Kathe Green/Walter Sullivan)

Building permits shall be obtained prior to commencing construction.

SUP-07-022 Action to consider a **Special Use Permit** application from property owner Brian K. Collings to construct a 4,800 square foot metal building for storage purposes with seven parking bays as a detached structure beside the residence on property zoned Single Family One Acre (SF1A) located at 4540 Silver Sage Drive, APN 009-175-04. (Sean Foley)

Building permits shall be obtained prior to commencing construction.

ZMA-07-026 Action to consider a **Zoning Map Amendment** application from Resource Concepts, Inc. (property owner: Nevada Children's Foundation) to change the zoning on a portion of a parcel from Conservation Reserve (CR) to Retail Commercial (RC) for the

BUILDING DIVISION • 2621 Northgate Lane, Suite 6 • Carson City, Nevada 89706
Phone: (775) 887-2310 Fax: (775) 887-2202 e-mail: bldgdiv@ci.carson-city.nv.us

Eagle Valley Children's Home on property presently zoned Conservation Reserve (CR) located at 2300 Eagle Valley Ranch Road, APN 007-511-06. (Lee Plemel)

No Building Division Comments.

TSM-07-027 Action to consider a **Tentative Subdivision Map** application, known as Combs Canyon Phase II, from Lumos Engineers for Barton Properties, Inc. (property owner: Combs Canyon, LLC) to review a subdivision map that consists of 19 lots on approximately 25 acres, and a **Variance** to allow for greater lot depth than allowed per City municipal code on four of the proposed lots on property zoned Single Family One Acre (SF1A) located on Combs Canyon Road, APN 007-091-72. (Jennifer Pruitt)

Building permits shall be obtained prior to commencing construction.

SUP-04-221a Action to consider an application to amend a previously approved **Special Use Permit** for Fuji Park and Fairgrounds, from Vern Krahn, Carson City Parks & Recreation (property owner: Carson City) to add a new conceptual site plan, add a new construction phasing plan, and deletion of the watchman's quarters on property zoned Public Regional and General Commercial (PR and GC), located at 601 & 803 Old Clear Creek Rd., APNS 009-303-02, -03, -05, -07. (Lee Plemel)

Building permits shall be obtained prior to commencing construction.

SUP-06-068a Action to consider an application to amend a previously approved **Special Use Permit** from Stephanie Hicks of RO Anderson Eng. (property owner: Calvary Chapel of CC) to reduce the building size for a church on property zoned Single Family One Acre (SF1A) located on Clearview Drive, APN 010-191-14. (Heidi Eskew-Hermann)

Building permits shall be obtained prior to commencing construction.

TSM-06-203 Action to consider modification to a previously approved Tentative Subdivision Map application known as Summer Hawk from Capital Engineering (property owners: Stanton Park Development and Hansler, LLC), to allow modification of the placement of the proposed building envelopes **ONLY** in relation to the construction of 201 single family residential units with approximately 86.2% common areas/open space on approximately 548.2 acres on property zoned Conservation Reserve (CR)/ Single Family 12,000 (SF12) located on Rhodes Street and Curry Street, APNs 009-021-02, 009-031-01, 009-031-02, 009-031-07 and 009-151-01. (Jennifer Pruitt/Heidi Eskew-Hermann)

Building permits shall be obtained prior to commencing construction.

SUP-05-089 and SUP-05-035 Action to consider a modification to the previously approved **Special Use Permits'** conditions of approval, specifically to allow use of the baseball facility for seven days a week, including Sundays, from 9:00 a.m. to 6:00 p.m.; on property zoned Public Regional (PR) and located at 2201 West College Parkway, APN 007-521-01. (Walter Sullivan)

No Building Division Comments.

MISC-07-029 Discussion only regarding the subject of guest houses performance standards to be contained in Title 18 and in Development Standards.

No Building Division Comments.

**CARSON CITY PLANNING COMMISSION
CASE RECORD**

MEETING DATE: March 28, 2007

AGENDA ITEM NO.: F-1

APPLICANT(s) NAME: Capital Engineering

FILE NO.: TSM-06-203

PROPERTY OWNER(s): Stanton Park Development and Hansler, LLC

ASSESSOR PARCEL NO(s): APNs 009-021-02, 009-031-01, 009-031-29, 009-031-07 and 009-151-01

ADDRESS: Rhodes Street and Curry Street

APPLICANT'S REQUEST: Action to consider modification to a previously approved Tentative Subdivision Map application known as Summer Hawk to allow modification of the placement of the proposed building envelopes ONLY in relation to the construction of 201 single family residential units with approximately 86.2% common areas/open space on approximately 548.2 acres on property zoned Conservation Reserve (CR)/ Single Family 12,000 (SF12).

COMMISSIONERS PRESENT: PEERY VANCE SEMMENS
 BISBEE MULLET REYNOLDS KIMBROUGH

STAFF REPORT PRESENTED BY: Jennifer Pruitt

REPORT ATTACHED

STAFF RECOMMENDATION: CONDITIONAL APPROVAL

DENIAL

APPLICANT REPRESENTED BY:

APPLICANT/AGENT
PRESENT

APPLICANT/AGENT
SPOKE

APPLICANT/AGENT
NOT PRESENT

APPLICANT/AGENT
DID NOT SPEAK

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

PERSONS SPOKE IN FAVOR OF THE PROPOSAL

PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

MOTION WAS MADE TO RECOMMEND APPROVAL :

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

MOVED: Kimbrough SECOND: Reynolds PASSED: 6 /AYE 0 /NO /DQ 1 /ABSENT /ABSTAINED

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE:

H:\PC\2007\Case Records\TSM-06-203 3-28-07.wpd



CAPITAL ENGINEERING

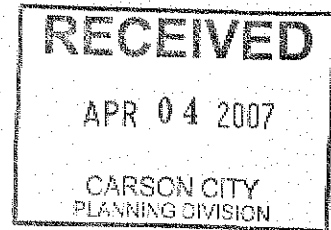
P.O. Box 3750

(775)882-5630 Fax(775)885-7282

Carson City, NV 89702

March 19, 2007

Carson City Planning Commission
2621 Northgate Lane
Carson City, NV 89706



Re: Summerhawk Setback Change
TSM 06-203

Summerhawk is proposing to change the minimum sideyard setback from 10 feet to 5 feet, with the understanding that the homes will be at least 20 feet apart. This request is to accommodate a rockery wall on the side yard between homes. Shifting the home over will allow for each home to have at least a five foot wide side yard (5 foot on one side and 7-11 foot on the other side) of useable space. Without shifting the home over, the useable side yard would be 10 feet wide on one side and a 4 foot wide on the other side. This proposed change only shifts the homes on the property; homes will remain at least 20' apart. Attached are two exhibits demonstrating the proposed change; one is a plan view section and the other is a cross section of the side yard. In addition to these exhibits, a reduced set of revised tentative map is also enclosed.

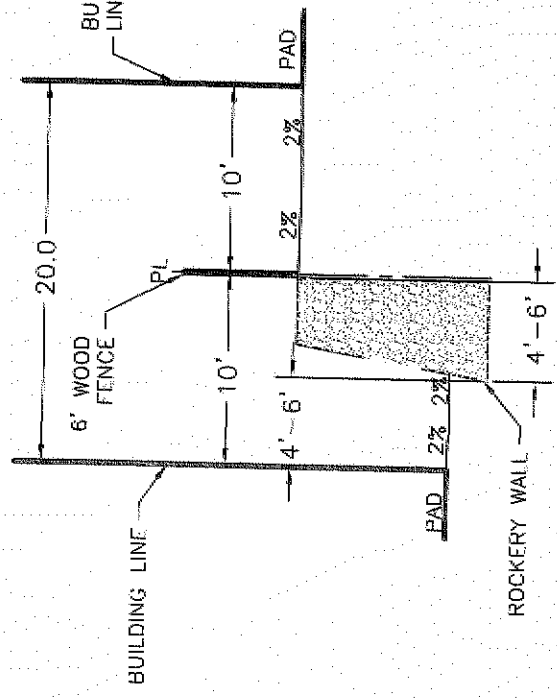
Please contact me for any additional information needed.

Sincerely,

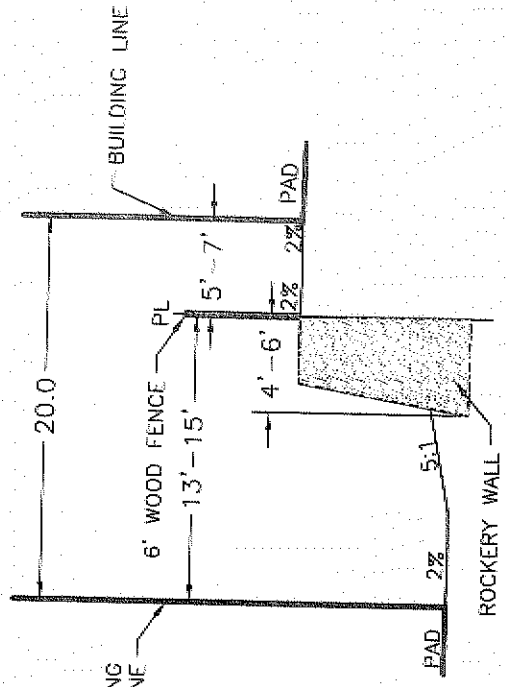
Mark A. Rotter, P.E.
Capital Engineering

SUMMERHAWK
TSM 06-203

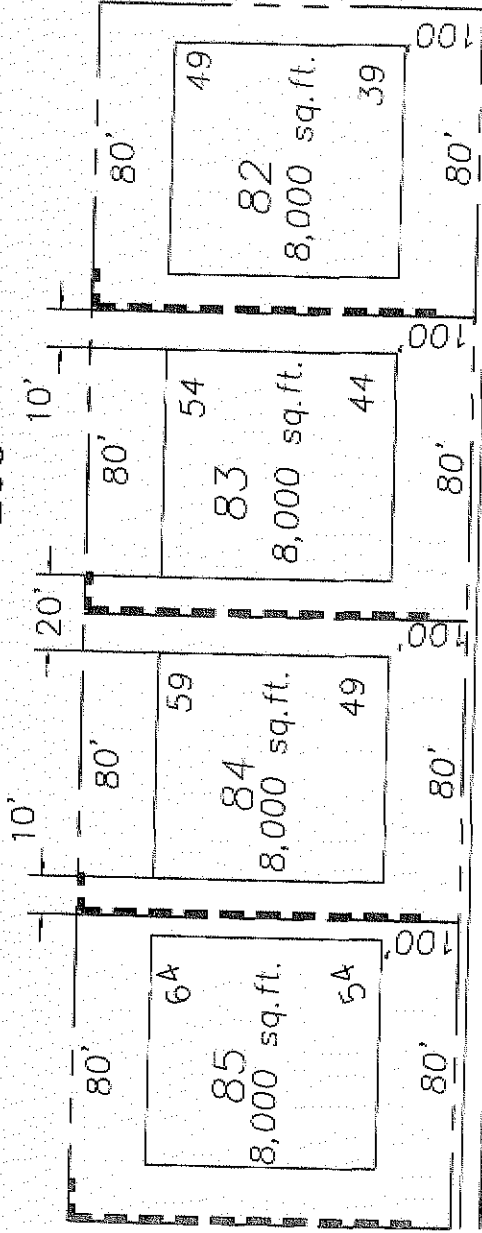
WITHOUT PROPOSED
SETBACK CHANGE



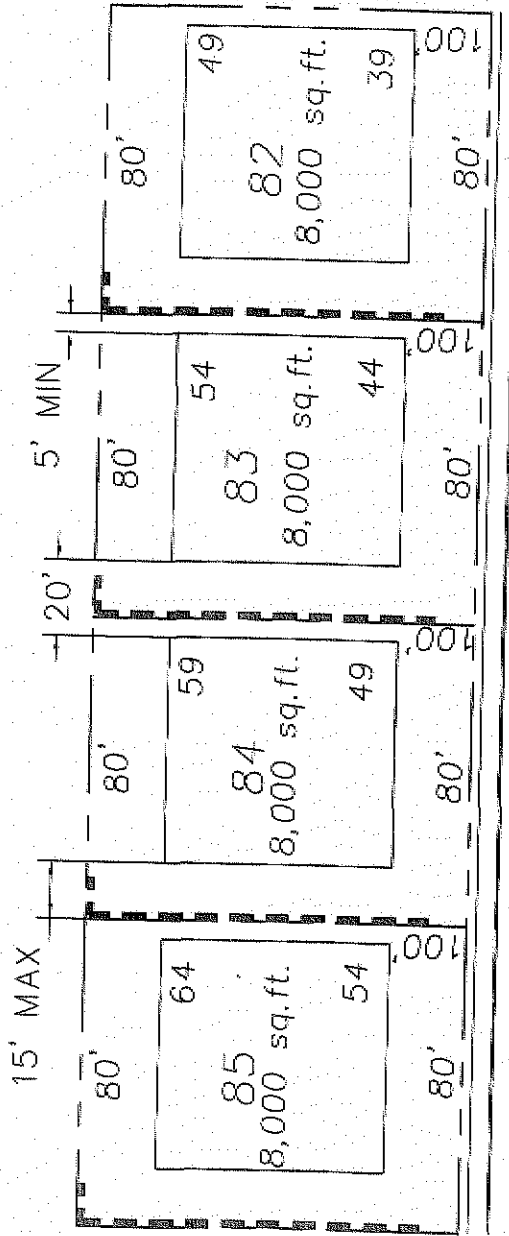
WITH PROPOSED
SETBACK CHANGE



SUMMERHAWK
TSM 06-203



WITHOUT PROPOSED
SETBACK CHANGE



WITH PROPOSED
SETBACK CHANGE

DEVELOPER
STINCOX HOMES
 2221 Nevada Blvd. #14
 Henderson, Nevada 89423
 (702) 762-9765

ENGINEER
CAPITAL ENGINEERING
 P.O. Box 3790
 Carson City, NV 89708
 (775) 885-6630

LAND USE SUMMARY
 3/20/02

PROJECT INFORMATION

- 2201A, 2201B, 2201C, 2201D, 2201E, 2201F, 2201G, 2201H, 2201I, 2201J, 2201K, 2201L, 2201M, 2201N, 2201O, 2201P, 2201Q, 2201R, 2201S, 2201T, 2201U, 2201V, 2201W, 2201X, 2201Y, 2201Z, 2201AA, 2201AB, 2201AC, 2201AD, 2201AE, 2201AF, 2201AG, 2201AH, 2201AI, 2201AJ, 2201AK, 2201AL, 2201AM, 2201AN, 2201AO, 2201AP, 2201AQ, 2201AR, 2201AS, 2201AT, 2201AU, 2201AV, 2201AW, 2201AX, 2201AY, 2201AZ, 2201BA, 2201BB, 2201BC, 2201BD, 2201BE, 2201BF, 2201BG, 2201BH, 2201BI, 2201BJ, 2201BK, 2201BL, 2201BM, 2201BN, 2201BO, 2201BP, 2201BQ, 2201BR, 2201BS, 2201BT, 2201BU, 2201BV, 2201BW, 2201BX, 2201BY, 2201BZ, 2201CA, 2201CB, 2201CC, 2201CD, 2201CE, 2201CF, 2201CG, 2201CH, 2201CI, 2201CJ, 2201CK, 2201CL, 2201CM, 2201CN, 2201CO, 2201CP, 2201CQ, 2201CR, 2201CS, 2201CT, 2201CU, 2201CV, 2201CW, 2201CX, 2201CY, 2201CZ, 2201DA, 2201DB, 2201DC, 2201DD, 2201DE, 2201DF, 2201DG, 2201DH, 2201DI, 2201DJ, 2201DK, 2201DL, 2201DM, 2201DN, 2201DO, 2201DP, 2201DQ, 2201DR, 2201DS, 2201DT, 2201DU, 2201DV, 2201DW, 2201DX, 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EXISTING PARCEL INFORMATION:

APN 009-031-002, HINCHES, LLC	72.2 AC
APN 009-031-003, HINCHES, LLC	1.1 AC
APN 009-031-004, STANTON PARK DEVELOPMENT INC.	143.2 AC
APN 009-031-005, STANTON PARK DEVELOPMENT INC.	223.2 AC
APN 009-031-006, STANTON PARK DEVELOPMENT INC.	72.4 AC
TOTAL AREA OF EXISTING PARCELS:	512.1 AC

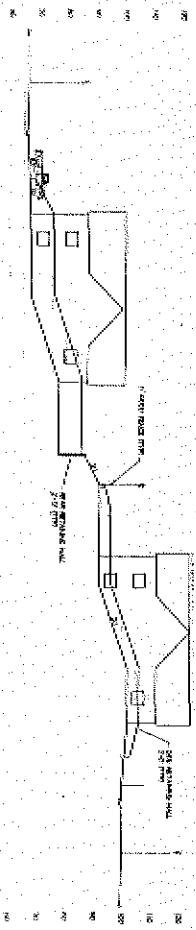
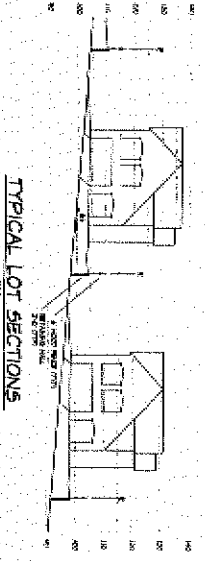
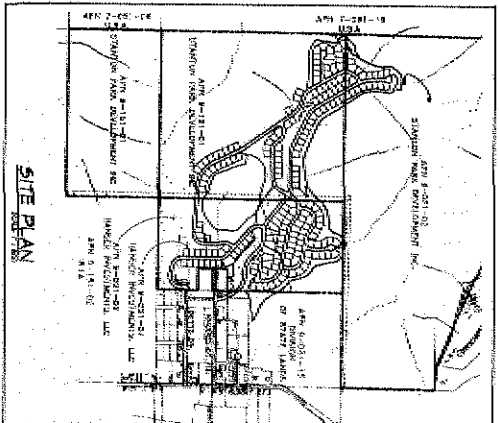
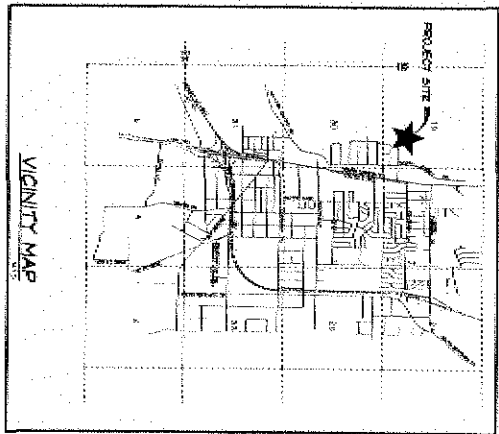
TENTATIVE MAP

for

SUMMERHAWK

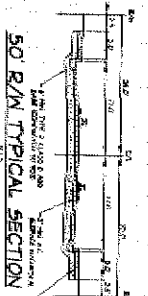
A COMMON OPEN SPACE SUBDIVISION

LOCATED WITHIN SECTION 19, TOWNSHIP 15 N, RANGE 20 E
 CARSON CITY, NEVADA



GENERAL NOTES

1. BASIS OF DESIGN FOR THIS PROJECT IS THE NEVADA STATE PLANS COMPARTMENT SYSTEMS MAP 202, CARSON CITY DISTRICT.
2. EXISTING UTILITIES: CARSON CITY UTILITIES DEPT.
3. SURVEY: CARSON CITY UTILITIES DEPT.
4. ALL DIMENSIONS TO BE PROVIDED BY CARSON CITY UTILITIES DEPT. AND OTHER AGENCIES (EXCEPT TO PREVENTED DETENTION BASINS).
5. REVISIONS: NONE.
6. CONTRACTOR: NATHANIEL S&S COMPANY.
7. ELECTRICAL: SPECTRA ELECTRIC COMPANY.
8. MECHANICAL: SPECTRA ELECTRIC COMPANY.
9. ALL CONSTRUCTION SHALL COMPLY TO THE NEVADA STATE PLANS COMPARTMENT SYSTEMS MAP 202, CARSON CITY DISTRICT.
10. LANDSCAPE: CARSON CITY PLANNING AND RECREATION.
11. ALL DIMENSIONS SHALL BE PROVIDED BY CARSON CITY UTILITIES DEPT.
12. ALL DIMENSIONS SHALL BE PROVIDED BY CARSON CITY UTILITIES DEPT.
13. ALL DIMENSIONS SHALL BE PROVIDED BY CARSON CITY UTILITIES DEPT.
14. ALL DIMENSIONS SHALL BE PROVIDED BY CARSON CITY UTILITIES DEPT.
15. ALL DIMENSIONS SHALL BE PROVIDED BY CARSON CITY UTILITIES DEPT.



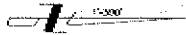
APPROVALS

CARSON CITY PLANNING DIVISION _____ DATE _____

CARSON CITY ENGINEERING DIVISION _____ DATE _____

SHEET INDEX

1	TITLE SHEET
2	GENERAL NOTES
3	EXISTING PARCEL INFORMATION
4	VICINITY MAP
5	SITE PLAN
6	TYPICAL LOT SECTIONS
7	50' R/W TYPICAL SECTION
8	APPROVALS
9	SHEET INDEX

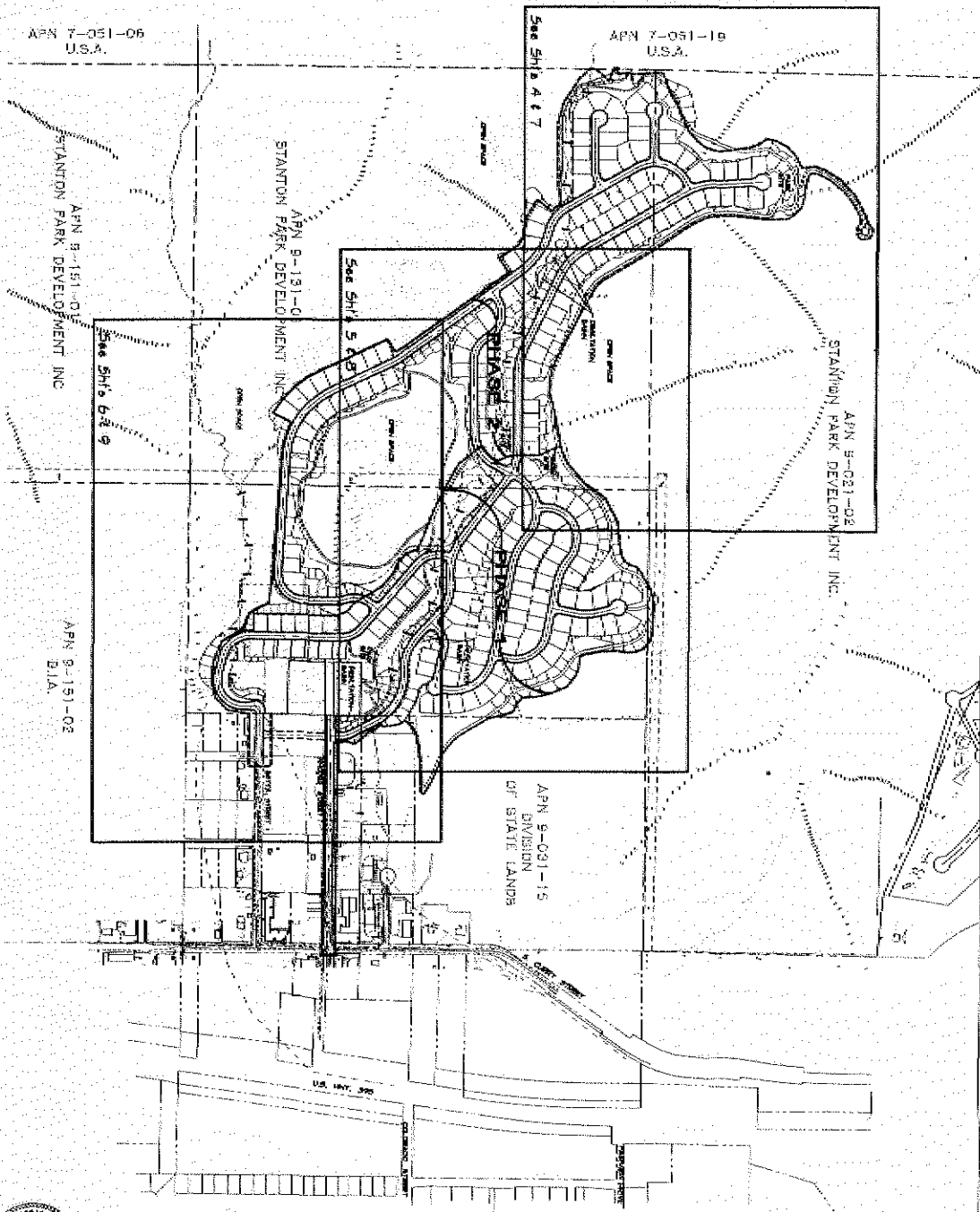


LEGEND

- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED BIKEWAY
- PROPOSED UTILITY LINE
- PROPOSED EROSION CONTROL LINE
- CITY BOUNDARY

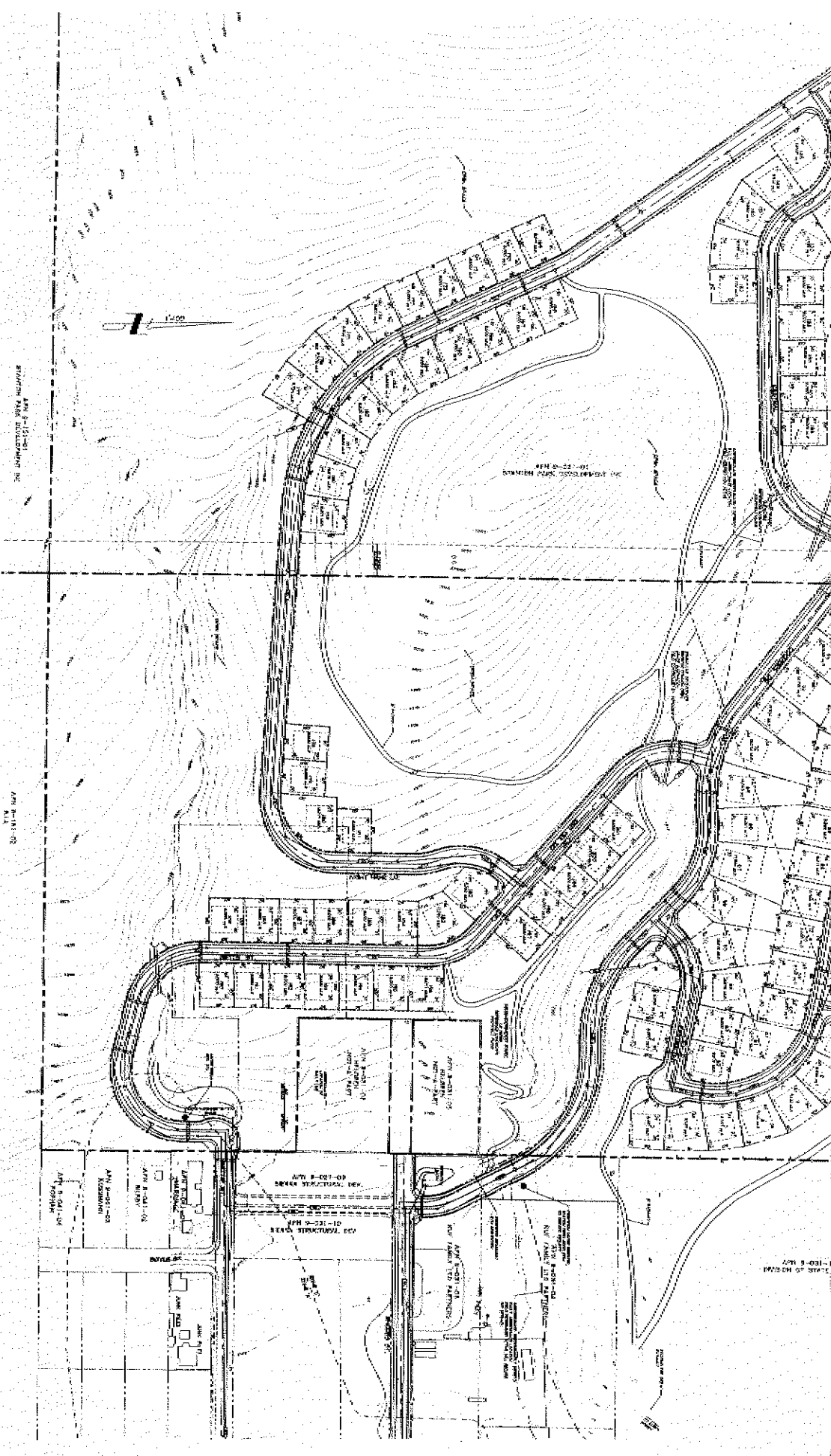
EROSION CONTROL NOTE

1. EROSION CONTROL LINE SHALL BE PLACED AT THE OUTLINE OF THE PROPOSED DEVELOPMENT.
2. EROSION CONTROL LINE SHALL BE PLACED AT THE OUTLINE OF THE PROPOSED DEVELOPMENT.
3. EROSION CONTROL LINE SHALL BE PLACED AT THE OUTLINE OF THE PROPOSED DEVELOPMENT.
4. EROSION CONTROL LINE SHALL BE PLACED AT THE OUTLINE OF THE PROPOSED DEVELOPMENT.
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7. EROSION CONTROL LINE SHALL BE PLACED AT THE OUTLINE OF THE PROPOSED DEVELOPMENT.



CAPITAL ENGINEERING
 P.O. BOX 2708
 CA 95773 908-5880

INDEX / PLANING / EROSION CONTROL PLAN
 SUMMERHAWK
 TENTATIVE MAP
 2271 N. BERKELEY BLVD. STE. A
 BERKELEY, CA 94704
 (415) 841-9311



LEGEND

- PROPOSED IMPROVEMENTS
- EXISTING IMPROVEMENTS
- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED DRIVEWAYS
- EXISTING DRIVEWAYS
- PROPOSED SIDEWALKS
- EXISTING SIDEWALKS
- PROPOSED UTILITY LINES
- EXISTING UTILITY LINES
- PROPOSED CURBS
- EXISTING CURBS
- PROPOSED FENCE LINES
- EXISTING FENCE LINES
- PROPOSED SIGNAGE
- EXISTING SIGNAGE
- PROPOSED LANDSCAPING
- EXISTING LANDSCAPING

GENERAL NOTES

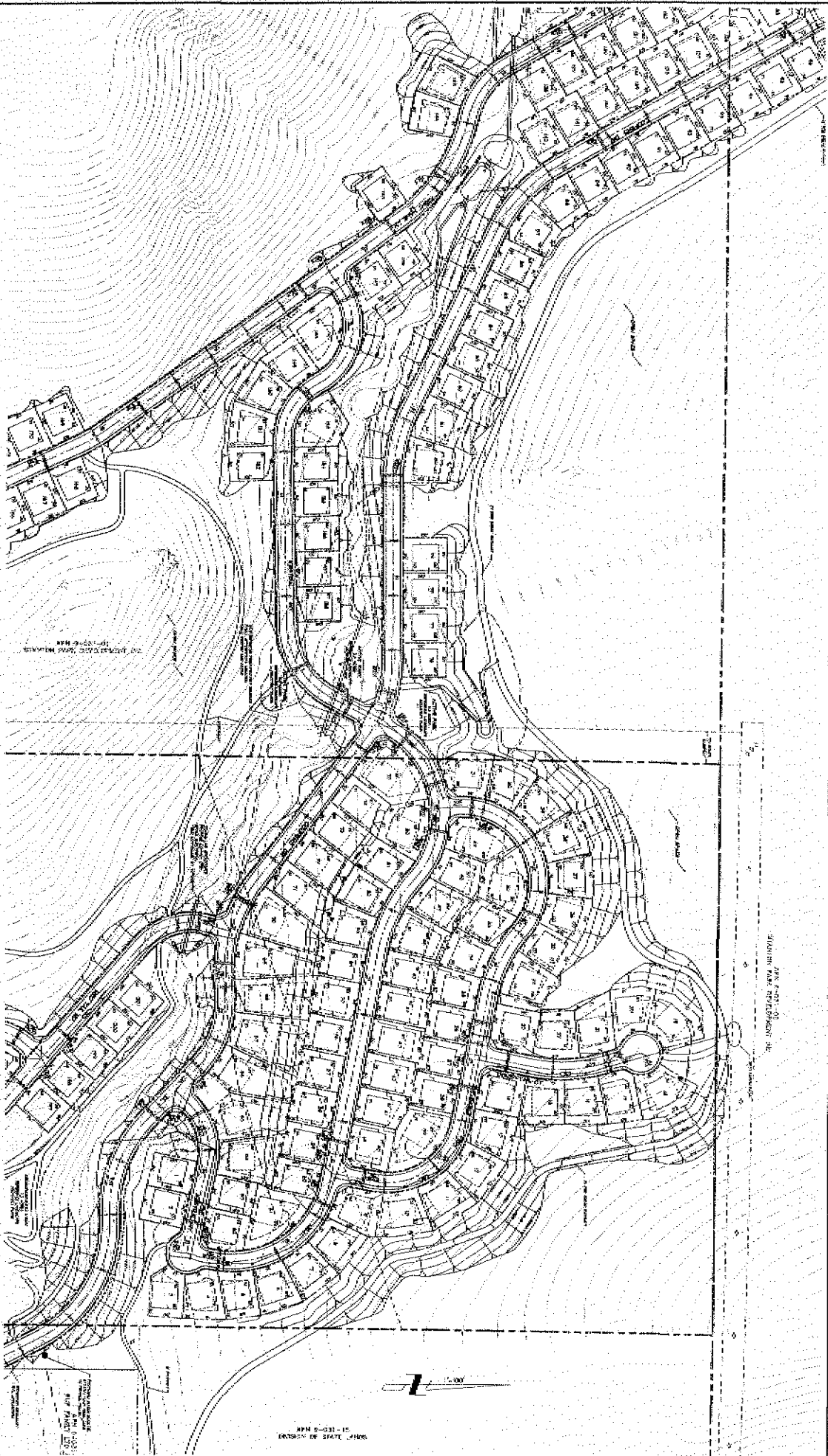
1. THIS PLAN IS A TENTATIVE PLAN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL AUTHORITIES.

2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



CAPITALE ENGINEERING
 P.O. Box 3750
 OVRWOOD CITY, Nevada
 (775) 888-6680

SITE / UTILITY PLAN
SUMMERHAWK
 TENTATIVE MAP



LEGEND

PROPOSED ROADWAY
 PROPOSED SIDEWALK
 PROPOSED UTILITY LINES
 PROPOSED LOT LINES
 PROPOSED LOT AREA
 PROPOSED LOT NUMBER

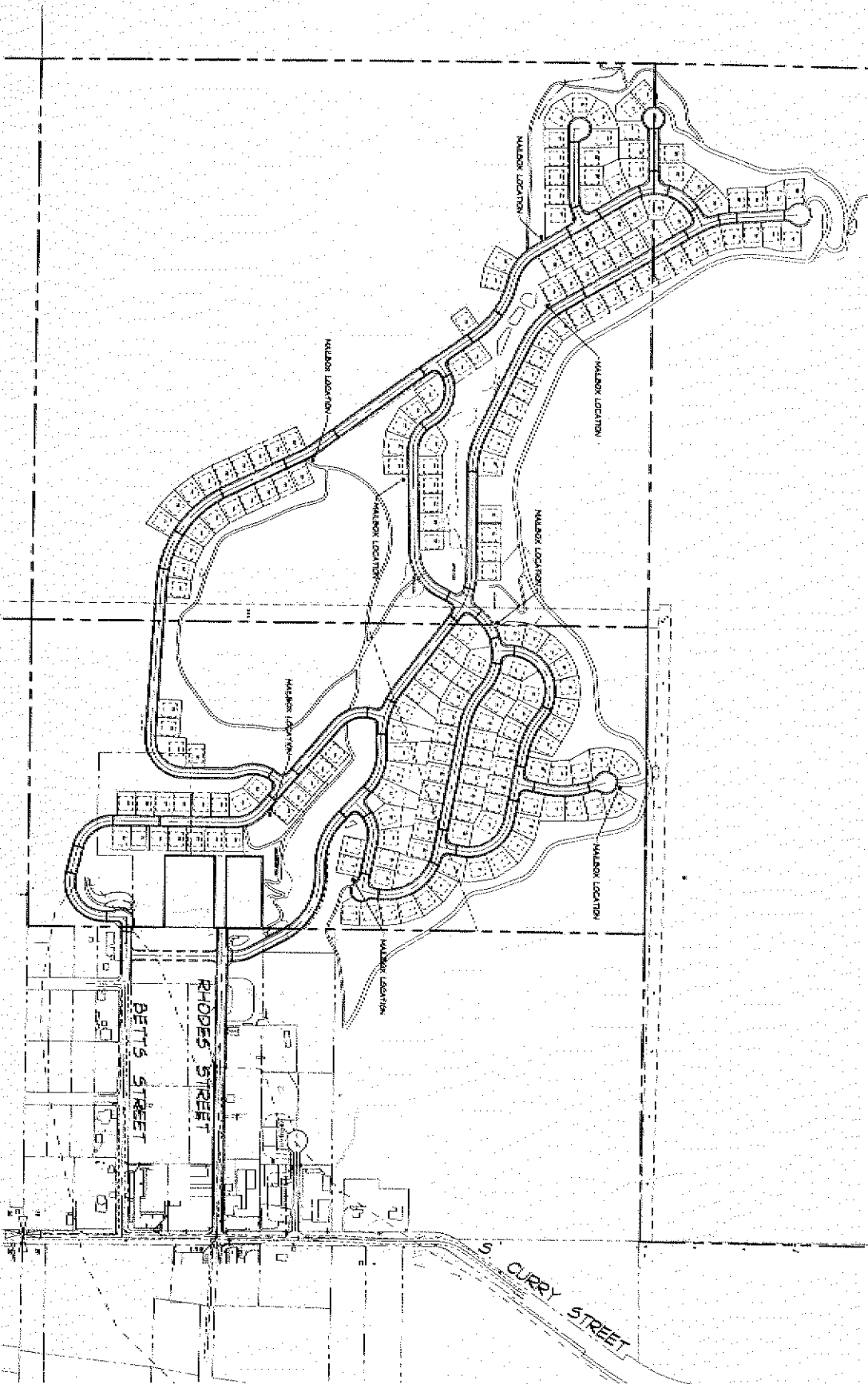
EXISTING ROADWAY
 EXISTING SIDEWALK
 EXISTING UTILITY LINES
 EXISTING LOT LINES
 EXISTING LOT AREA
 EXISTING LOT NUMBER



CARTER ENGINEERING
 7000 W. 17TH ST.
 GAYLORD, MI 49735
 (770) 885-6830

GRADING PLAN
SUMMERHAWK
TENTATIVE MAP
 2271 MERRILL RD. S.E. A
 ANN ARBOR, MI 48106
 (734) 962-9757

APR 2001 - 10
 DIVISION OF STATE PLANNING



LEGEND

- PROPERTY BOUNDARIES
- EXISTING LOT LINES
- PROPOSED LOT LINES



CAPITAL ENGINEERING
 P.O. Box 3750
 Ocala, FL 32107
 (352) 865-1850

MATERIAL PLAN
SUMMERHAWK
 TENTATIVE MAP
 2727 W. HIGHLAND BLVD., SUITE A
 MOBILE, AL 36688
 (205) 768-3751