



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** December 1, 2022

Staff Contact: Heather Ferris, Planning Manager

Agenda Title: For Possible Action: Discussion and possible action regarding an application from KP Investors, LLC (“Applicant”) to adopt, on second reading, Bill No. 123, a proposed ordinance amending the Zoning Map to change the zoning from Single-Family 12,000 (“SF12”) to Single-Family 6,000 (“SF6”) for an 8.41-acre parcel located at 1051 N Ormsby Blvd., Assessor’s Parcel Number (“APN”) 001-241-14. (Heather Ferris, hferris@carson.org)

Staff Summary: This is the second reading of an ordinance to rezone the 8.41-acre parcel from SF12 to SF6 consistent with the zoning to the south and east. The Applicant, through John Krmpotic, concurrently applied for a tentative subdivision map, SUB-2022-0375, proposing the creation of 41 single family residential lots. The Board of Supervisors (“Board”) approved the tentative subdivision map on November 3, 2022.

Agenda Action: Ordinance - Second Reading **Time Requested:** 5 minutes

Proposed Motion

I move to adopt, on second reading, Bill No. 123, Ordinance No. _____.

Board's Strategic Goal

Quality of Life

Previous Action

November 3, 2022 (Item 25A): The Board introduced the ordinance on first reading by a vote of 4 - 1.

September 28, 2022 (Item 6F): The Planning Commission recommended approval by a vote of 6 - 1, 0 absent.

Background/Issues & Analysis

Please reference the attached September 28, 2022 staff report to the Planning Commission for additional information.

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapter 244; Article 2 of the Carson City Charter; and CCMC 18.02.075

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

Do not approve the ordinance on second reading and/or provide alternative direction.

Attachments:

[ZA-2022-0376 Ash Canyon- 2nd reading ordinance.doc](#)

[Ash Canyon PC SR without attachments.pdf](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

NAYS: _____

ABSENT: _____

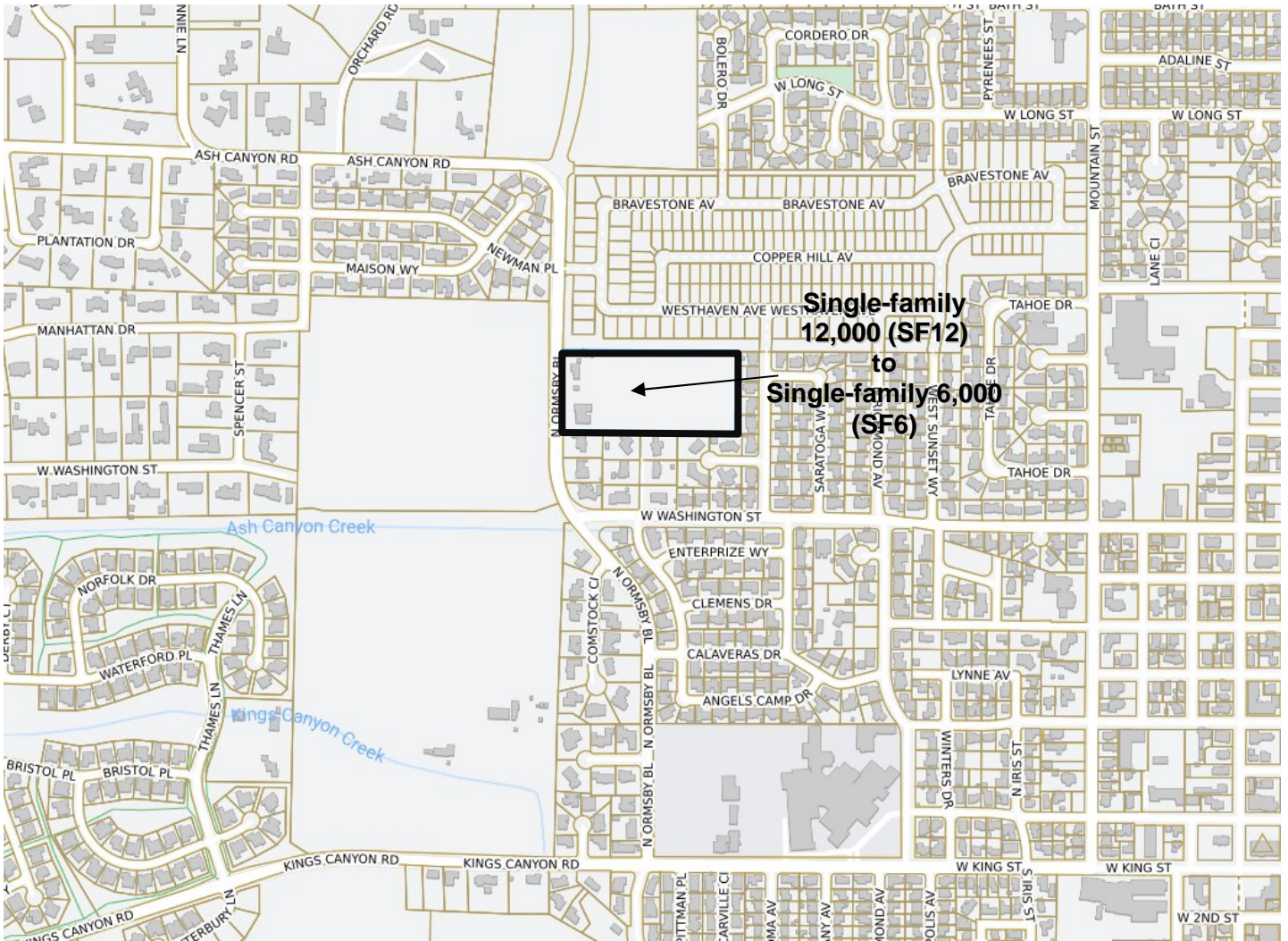
LORI BAGWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____, 2022.

Attachment A



STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 28, 2022

FILE NO: ZA-2022-0376 & SUB-2022-0375

AGENDA ITEMS: 6.F & 6.G

STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE:

ZA-2022-0376 For Possible Action: Discussion and possible action regarding a request from John Krmptic (“Applicant”) for a recommendation to the Board of Supervisors (“Board”) concerning a proposed ordinance amending the Zoning Map to change the zoning from Single-Family 12,000 (“SF12”) to Single-Family 6,000 (“SF6”), for an 8.41-acre parcel located at 1051 N Ormsby Blvd., Assessor’s Parcel Number (“APN”) 001-241-14. (Heather Ferris, hferris@carson.org)

Summary: The Applicant is seeking to rezone the 8.41-acre parcel from SF12 to SF6 consistent with the zoning to the south and east. The Applicant has concurrently applied for a Tentative Subdivision Map, SUB-2022-0375, proposing the creation of 41 single family residential lots. The Board has the authority to approve a zoning map amendment. The Planning Commission makes recommendation to the Board.

SUB-2022-0375 For Possible Action: Discussion and possible action regarding a request from John Krmptic (“Applicant”) for a recommendation to the Board of Supervisors (“Board”) concerning a request for a Tentative Subdivision Map (SUB-2022-0375) known as Ash Canyon SF to create 41 single family residential lots on an 8.41-acre parcel zoned Single-Family 12,000 (“SF12”), located at 1051N Ormsby Blvd., Assessor’s Parcel Number (“APN”) 001-241-14. (Heather Ferris, hferris@carson.org).

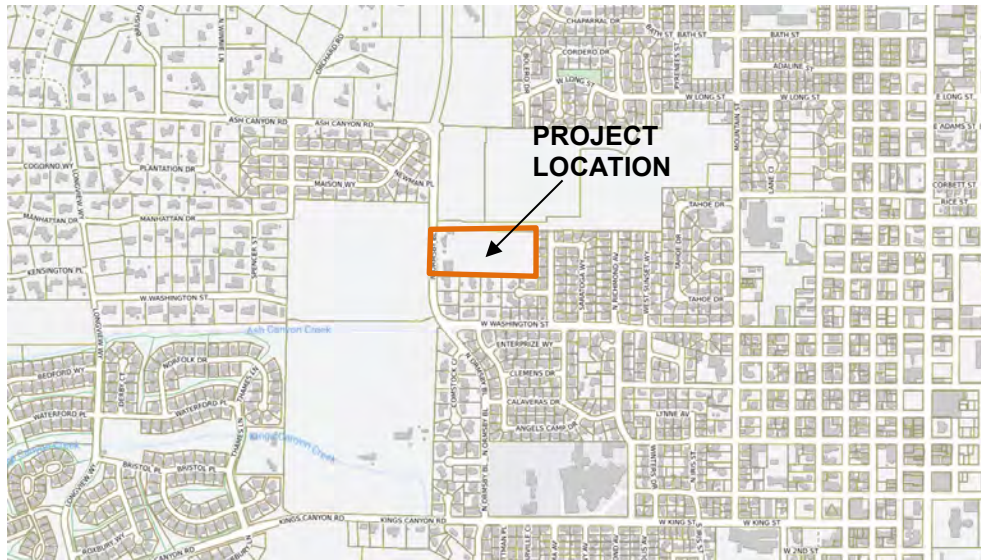
Summary: The Applicant is proposing to create 41 single family residential lots, with a minimum lot size of 6,004 square feet, using the provisions of Carson City Municipal Code (“CCMC”) 17.10-Common Open Space Development. The Applicant has concurrently applied for a zoning map amendment (ZA-2022-0376) to change the zoning from SF12 to SF6. The Board has the authority to approve a Tentative Subdivision Map. The Planning Commission makes a recommendation to the Board.

RECOMMENDED MOTIONS:

“I move to recommend approval of zoning map amendment ZA-2022-0376 based on the ability to make the required findings as outlined in the staff report.”

“I move to recommend approval of Tentative Subdivision Map SUB-2022-0375 based on the ability to make the required findings and subject to the conditions of approval.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

The following are conditions of approval required per CCMC 18.02.105(5):

1. All final maps shall be in substantial accord with the approved tentative map.
2. Prior to submittal of any final map, the Carson City Public Works Department Development Engineering Group (“Development Engineering”) shall approve all on-site and off-site improvements. The applicant shall provide construction plans to Development Engineering 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.
3. 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.
4. 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.
5. With the submittal of any final maps, the applicant shall provide evidence to the Carson City Community Development Department Planning Division from the Carson City Health and Human Service Department and the Carson City Fire Department 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.
6. 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."

7. 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.
8. 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.
9. 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 Community Development Department Building Division 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.
10. The applicant shall adhere to all City standards and requirements for water and sewer systems, grading and drainage, and street improvements.
11. 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.
12. A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the Development Engineering prior to approval of a final map.
13. 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.
14. 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.
15. The District Attorney's Office shall approve any Covenants, Conditions & Restrictions ("CC&R's") prior to recordation of the first final map.

The following conditions are required per CCMC 17.10.050

16. Three-Year Maintenance Plan. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, at a minimum, address the following:
 - a) Vegetation management;
 - b) Watershed management;
 - c) Debris and litter removal;
 - d) Fire access and suppression;
 - e) Maintenance of public access and/or maintenance of limitations to public access; and

- f) Other factors deemed necessary by the commission or the board: vector control and noxious weed control.
- 17. Permanent Preservation and Maintenance. Provisions shall be made for the permanent preservation and ongoing maintenance of the common open space and other common areas using a legal instrument acceptable to the city. This shall be addressed prior to final map recordation. A homeowner’s association (“HOA”) or similar entity must be formed for maintenance of common open space and other common areas.
- 18. Screening and Buffering of Adjoining Development. Provisions shall be made to assure adequate screening and buffering of existing and potential developments adjoining the proposed common open space development. This shall include, at a minimum either a solid privacy fence or wall.
- 19. Common Open Space Restrictions. Designated common open space shall not include areas devoted to public or private vehicular streets or any land which has been, or is to be, conveyed to a public agency via a purchase agreement for such uses as parks, schools or other public facilities. This shall be demonstrated at the time of final map.

Other Conditions of Approval:

- 20. The required internal setback shall be as follows:
 - Front yard: 10 feet to the house and 20 feet to the garage
 - Side yard: 5 feet
 - Street Side: 10 feet
 - Rear yard: 10 feet

These setbacks shall be stated on the final map as well as in the CC&Rs.

- 21. With the site improvement permit application, the applicant shall provide the following:
 - a) A landscape and irrigation plan demonstrating compliance with the applicable sections of the Development Standards in Division 3 for the common area parcel and any other common area landscaping.
 - b) An open space exhibit demonstrating both quantitatively and qualitatively, compliance with the requirements of CCMC 17.10.046.
- 22. The final map and site improvement permit shall provide a trail connection to the planned public trail located to the north of this project site and a public access easement shall be provide across the trail. The location and manner of connection shall be approved by the Park, Recreation and Open Space Director.
- 23. The Homeowners Association or similar entity required in condition 17 shall maintain all common areas including, but not limited to, the common area parcel, common area landscaping and irrigation, landscaping and irrigation located within the rights-of-way, the drainage basin, on-site trails, private streets, and the private sanitary sewer lift station.
- 24. Carson City is a Bee City USA. As a result, the developer shall use approximately 50% pollinator friendly plant material for any required landscaping on the project site. Also, any remaining landscape plant material selection needs to be consistent with the City’s approved tree species list or other tree species, as approved by the city.
- 25. The developer is required to incorporate “best management practices” into their construction documents and specifications to reduce the spread of noxious weeds. The

spread of invasive and noxious weeds is a significant issue in construction projects that involve land disturbance. Earth moving activities contribute to the spread of weeds, as does the use of contaminated construction fill, seed, or erosion-control products. Experience has demonstrated that prevention is the least expensive and most effective way to halt the spread of noxious and invasive weeds.

26. The on-site sewer system shall gravity flow to the northeast corner of the site where a privately owned and maintained sanitary sewer lift station will convey the flow uphill to the existing sanitary sewer main in N Ormsby Boulevard. Alternatively, prior to issuance of the site improvement permit, the developer shall obtain an easement from a neighboring property owner(s) that will allow for the sanitary sewer to gravity feed to Yorktown Drive southeast of the development.
27. Prior to issuance of the site improvement permit, the developer shall enter into a pro-rata share agreement for their contribution, based on trip distribution, to the North Ormsby Boulevard extension.
28. The final map shall provide public utility easements over the private streets for Carson City Utilities to access water and sewer mains as necessary.
29. The developer shall provide a revised geotechnical report with the site improvement permit application to address the high groundwater table, possible corrosive soil, and liquefaction. In the event the revised report requires mitigation to meet the development standards, the project must provide for such mitigation to the satisfaction of the City Engineer.
30. The following note shall be placed on the final map:
“Due to corrosive soils, any concrete with reinforcing steel must have a minimum of 3 inches of concrete cover over steel or other solution as approved by the City Engineer.”
31. With the submittal of the site improvement permit application, the developer shall provide updated analyses (water, sewer, and transportation) to include all projects that have been entitled up to 3 months after this project has been entitled. In the event updated reports shall that mitigation is required to meet development standards; the project must provide mitigation to the satisfaction of the City Engineer.
32. Half-street improvements must be installed on N Ormsby Boulevard along the project frontage. This will include striping, sidewalk, curb, gutter and paving to meet the City standard detail for a two-lane urban collector with bike lanes.
33. The final map shall include drainage easements where storm drain improvements cross property lines.
34. Each unit shall be constructed with an approved automatic sprinkler system. Alternatively, prior to submittal of the site improvement permit application, the developer may request approval, from the Fire Department, of alternative means and methods to meeting the separation requirements for the two points of access for the project. A note shall be placed on the final map indicating the requirement for automatic sprinklers for each unit or if an alternative means and methods is approved, appropriate notes shall be shown on the map.

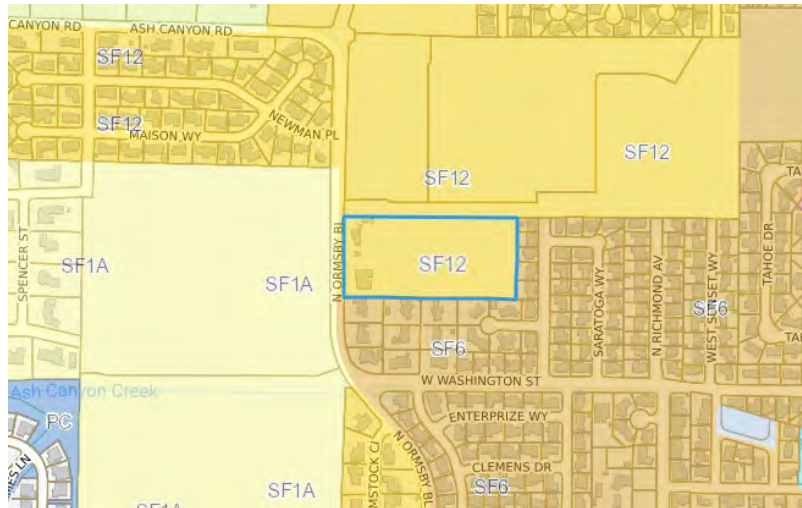
LEGAL REQUIREMENTS: CCMC 17.05 (Tentative Maps); CCMC 17.07 (Findings); CCMC 17.10 (Common Open Space Development); NRS 278.330

SITE DEVELOPMENT INFORMATION:

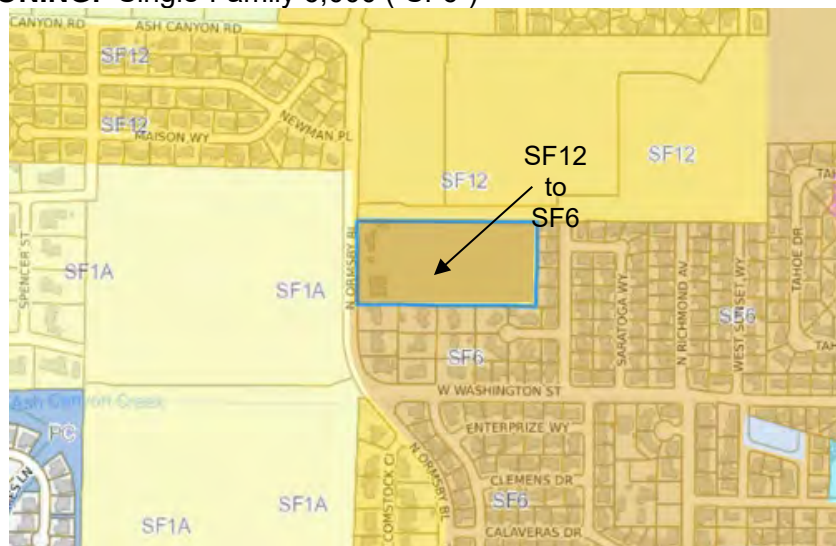
SUBJECT SITE AREA: 8.41 +/- acres
EXISTING LAND USE: Single-family residential

MASTER PLAN DESIGNATION: Medium Density Residential (“MDR”)

EXISTING ZONING: Single-Family 12,000 (“SF12”)



PROPOSED ZONING: Single-Family 6,000 (“SF6”)



KEY ISSUES: Is the zoning map amendment consistent with the master plan? Is the zoning map amendment compatible with the adjacent land uses? Will the zoning map amendment negatively impact public services or facilities? Is the Tentative Map consistent with the required findings? Does the proposal meet the Tentative Map requirements and other applicable requirements?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: SF12 & SF6 / Andersen Ranch Subdivision
SOUTH: SF6 / Single Family Residences
EAST: SF6 / Single Family Residences
WEST: SF1A / vacant

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X
SLOPE: Generally flat
FAULT: Beyond 500 feet

DISCUSSION:

The subject property is located on the west side of N Ormsby Boulevard, 430± feet north of W Washington Street, immediately south of the Anderson Ranch Subdivision. There are currently two single family residences on-site with various outbuildings on the western most 1 ± acre portion of the property with the balance of the property being vacant. According to the Assessor's Office the parcel is 8.41± acres in size. However, according to a boundary survey completed by the applicant, the parcel is 7.98 acres in size.

The applicant is seeking a zoning map amendment from SF12 to SF6 for the subject parcel concurrently with a request for a Tentative Subdivision Map, SUB-2022-0375, to create 41 single family residential lots with a minimum lot size of 6,004 square feet, using the provisions of CCMC Chapter 17.10-Common Open Space Development. Common Open Space developments must comply with the allowable density of the zoning district, but may have flexibility on lot size, lot width, and setbacks. The allowable density in the proposed SF6 zoning district is 7.26 units per acre. The applicant proposes 5.14 units per acre (based on a 7.98-acre parcel).

The current zoning of the subject parcel is SF12, and the underlying Master Plan is Medium Density Residential. Per the Master Plan, the Medium Density Residential designation provides for single family residential neighborhoods at a density of 3-8 dwelling units per acre. Compatible zoning districts include Single Family 6,000, Mobilehome 6,000, Single Family 12,000, and Mobilehome 12,000. Properties to the south and east of this parcel are zoned SF6 and designated as Medium Density Residential. Additionally, immediately north is the Andersen Ranch Subdivision which includes lots as small as 4,407 square feet. The applicant is proposing to change the zoning of the parcel from SF12 to SF6 which is consistent with the underlying Master Plan.

The overall design concept is the creation of lots that are on average 6,306 square feet with the smallest lot being 6,004 square feet and the largest being 8,058 square feet. The subdivision is proposed to be accessed via a looped road with access at 2 points on N Ormsby Blvd. The internal roadways are proposed to be 36 feet in width with sidewalk on both sides of the street and on-street parking. Homes will have a standard two-car garage and a minimum 20-foot-long driveway.

Per CCMC 17.10.030.3 setbacks requirements are to be established as part of the tentative map approval. The proposed setbacks are as follows:

Front yard:	10 feet to the house and 20 feet to the garage
Side yard:	5 feet
Street Side:	10 feet
Rear yard:	10 feet

Per CCMC 17.10.030.4 the periphery boundary setbacks shall be those established for yard areas by the underlying zoning district. The proposed periphery setbacks meet or exceed the required setbacks for the SF6 zoning district. Of note, all lots will front the internal streets system; therefore, the rear setback is the setback that may impact adjacent development. The required rear setback in the SF6 zoning district is 10 feet; therefore, the future homes will not be any closer to adjacent development than if using the base zoning without the Common Open Space

Development provisions. Per CCMC 17.10.050 a Common Open Space development shall provide for adequate screening and buffering of existing and potential development adjoining the proposed development. Staff has included a condition of approval requiring privacy a fence or wall to be installed along the perimeter (rear yards) of the project.

The Board has the authority to approve a zoning map amendment and Tentative Subdivision Map. The Planning Commission makes recommendation to the Board.

PUBLIC COMMENTS: Public notices were mailed to 90 property owners within 600 feet of the subject site pursuant to the provisions of NRS and CCMC for the Zoning Map Amendment and Tentative Subdivision Map applications. Staff has received 1 written public comment (attached). Any written comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting on September 28, 2022, depending upon their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS: The following comments were received from City departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Development Engineering:

Development Engineering has no preference or objection to the zoning change. Information submitted with the application has demonstrated that infrastructure can support the request within standard development practices and is not in conflict with any engineering related master plans.

Development Engineering has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.075 Zoning map amendments and zoning code amendments. The following discussion is offered.

CCMC 18.02.075 (5)(b)(1) – Compliance with Master Plan

The zoning map amendment is not in conflict with the intent of master plan elements for water, sewer, transportation, or storm water. Any project will need to meet Carson City Development Standards which will include extension of water and sewer mains along the property frontage and project impact reports for water, sewer, storm drain, and traffic. Other standards may apply depending on the impact and design of the project proposed.

CCMC 18.02.075 (5)(b)(2&3) – Compatible Land Use

Development Engineering has no comment on these findings.

CCMC 18.02.075 (5)(b)(4) – Impact on Public Services, Facilities, Health and Welfare

Any new project that is proposed must complete project impact reports to show that existing facilities can meet demands within the standards set by municipal code. Any project approved in the new zoning area that would cause impacts beyond those allowed by municipal code, would be required by municipal code to mitigate those impacts as part of the design of the new development. These impact reports must include demand imposed by neighboring entitled projects in the existing demand on mains and streets.

Development Engineering has no preference or objection to the tentative map request and offers the following conditions of approval:

- The City's Transportation Master Plan includes extending North Ormsby Boulevard to West Winnie Lane. A Pro Rata share contribution for the North Ormsby Boulevard

extension will be required prior to issuance of the site improvement permit based on the trip distribution.

- Private streets will be incumbered with Public Utility Easements for Carson City Utilities to access water and sewer mains as necessary
- A new geotechnical report will be required with the site improvement permit addressing the high groundwater table, possible corrosive soil, and liquefaction. In the event that the new report shows that mitigation is required to meet development standards, the project must provide mitigation to the satisfaction of the City Engineer.
- Per the Geotechnical report, any concrete with reinforcing steel must have a minimum of 3-inches of concrete cover over steel or other solution as approved by City Engineer. This shall be noted on Tentative Map and mitigated at time of Site Improvement Permit submittal.
- All analyses (water, sewer, and transportation) are to be updated to include all projects that have been entitled up to 3 months after this project has been entitled at the time of the site improvement permit. In the event that the updated reports show that mitigation is required to meet development standards, the project must provide mitigation to the satisfaction of the City Engineer.
- A Homeowners Association is to be established that will maintain all common areas including but not limited to the proposed drainage basin, trails, and private street. The CC&Rs will address operation and maintenance of proposed project elements.
- Either the proposed Sanitary Sewer Lift Station will be privately owned and maintained by the HOA or an easement will be obtained for sanitary sewer to gravity to Yorktown Drive. Any alternate design would require further review by the City Engineer.”
- The project must meet Carson City Development Standards and Standard Details including but not limited to:
 - Half-street improvements must be installed on North Ormsby Boulevard along the project frontage. This will include striping, sidewalk, curb, gutter, and paving to meet the City standard detail for a two-lane urban collector with bike lanes.
 - Main locations must meet standard detail C-1.2.4
 - Lot public utility easements must meet minimum width standards.
 - All proposed Storm Drain Improvements shall include Drainage easements when crossing property lines.
 - The unified pathways master plan indicates bike lanes on N Ormsby Blvd. The street has sufficient width to meet the standard detail for a 2-lane urban collector with bike lanes with parking on one side only.
 - A full water main and sewer main analysis must be submitted with the site improvement permit application, which analyzes the capacity and pressures of the proposed and existing mains and includes any entitled projects.

Development Engineering has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 17.07.005. The following Tentative Map Findings by Development Engineering are based on approval of the above conditions of approval:

1. *Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.*

The approved subdivision is served by municipal sewer and water. The developer will be required to meet all applicable development standards related to sewer and water design.

2. *The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision.*

The City has sufficient system capacity and water rights to meet the required water allocation for the subdivision.

3. *The availability and accessibility of utilities.*

Water and sanitary sewer utilities are available and accessible.

4. *The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks.*

The road network necessary for the subdivision is available and accessible.

5. *Access to public lands. Any proposed subdivision that is adjacent to public lands shall incorporate public access to those lands or provide an acceptable alternative.*

The Anderson Ranch Estates project to the north of the development will include open space and a multi-use path along the northern property line of the development. The development does connect to the Anderson Ranch Estates trail system through sidewalk along N. Ormsby.

6. *Conformity with the zoning ordinance and land use element of the city's master plan.*

Development engineering has no comment on this finding.

7. *General conformity with the city's master plan for streets and highways.*

The development is in conformance with the city's master plan for streets and highways.

8. *The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.*

The development will produce 387 trips per day and will generate 31 AM Peaks hour trips and 41 PM Peak hour trips. Based on these numbers, the threshold for requiring a Traffic Impact Study for this development will not be met.

Local intersections: The site is north of the corner of Washington St and N Ormsby Blvd. Washington St and N Ormsby Blvd are minor collectors.

Parking and internal circulation: There will be on-site driveway parking at each lot, along with parking on both sides of the street of Ormsby Circle.

Adjacent Streets On-Street Parking: Half-street improvements must be installed on North Ormsby Boulevard along the project frontage. This will include striping, curb, gutter, and paving to meet the City standard detail for a two-lane urban collector with bike lanes. Right-of-way must be dedicated as necessary to contain the required improvements with the final map.

9. *The physical characteristics of the land such as flood plains, earthquake faults, slope and soil.*

Earthquake faults: The closest fault is over 500 feet with a slip rate of less than 0.2 mm/yr.

FEMA flood zones: The FEMA flood zone is Zone X (shaded).

Site slope: The site's slope is between 0% to 2%.

Soils: The geotechnical report states liquefaction is a potential at this site. Final geotechnical report shall indicate what mitigations measures are required to take place in order to avoid liquefaction potential based on known seismicity of nearby fault. Additionally, the report discusses the presence of clays and the shallow groundwater conditions present at the site. It also indicates the presence of soil corrosivity. Due to corrosivity all reinforcing steel needs to have 3 inches of concrete cover unless another solution is approved by City Engineer.

10. *The recommendations and comments of those entities reviewing the subdivision request pursuant to NRS 278.330 thru 278.348, inclusive.*

Development Engineering has no comment on this finding.

11. *The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.*

The subdivision has sufficient secondary access, and sufficient fire water flows.

12. *Recreation and trail easements.*

Development engineering has no comment on this finding.

Carson City Fire Department:

1. Project must comply with the International Fire Code and Northern Nevada Fire Code Amendments as adopted by Carson City.
2. The project as presented does not comply with IFC Appendix D requirements for two points of access with remoteness to serve the subdivision. As noted in the Alternative Means and Methods note, and AM&M shall be approved prior to final map and site improvement permit.
 - a. Per Appendix D107.1 exception: Provide each dwelling unit with an approved automatic sprinkler system in accordance with section 903.3.11, 903.3.1.2, or 903.3.1.3, the remoteness requirement shall not be required.

ZONING MAP AMENDMENT FINDINGS: Staff recommends the following findings for approval of the Zoning Map Amendment pursuant to CCMC 18.02.075, Zoning Map Amendments and Zoning Code Amendments.

- 1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan.**

The zoning map amendment is consistent with the zoning of the parcels to the east and south. Moreover, the Andersen Ranch Subdivision located immediately north of the subject parcel has been approved for development with lots as small as 4,407 square feet. The applicant has concurrently applied for a Tentative Subdivision map. The proposed subdivision is a medium density residential development that proposes 5.14 units per acre with 41 lots.

The Master Plan designation of the subject parcel is Medium Density Residential. The Master Plan is a policy document that outlines the City's vision and goals for the future and provides guidance for making choices regarding the long-range needs of the community. The Zoning Map is a tool to implement the Master Plan. Pursuant to Nevada Revised statutes (NRS) 278.250 the zoning map designation shall be consistent with the Master Plan designation. The current zoning designation of Single-Family 12,000 is consistent with the underlying Master Plan of Medium Density Residential. Likewise, the proposed zoning of Single-Family 6,000 is also consistent with the underlying master plan.

Per the Master Plan, the Medium Density Residential designation provides for single family residential neighborhoods at a density of 3-8 dwelling units per acre. Compatible zoning districts include Single Family 6,000, Mobilehome 6,000, Single Family 12,000 and Mobilehome 12,000. The range of density in this master plan designation is 3-8 units per acre. The proposed zoning map amendment is consistent with the master plan.

- 2. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.**

The proposed zoning map amendment will not have a detrimental impact on other properties in the vicinity. The proposed SF6 zoning will be consistent with the zoning to the south and east and allow for lot sizes similar to those to the north within the Andersen Ranch Subdivision. The proposed zoning is compatible with the adjacent single family residential uses in the area.

3. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

The proposed zoning map amendment will not negatively impact existing or planned public services or facilities in the area and will not adversely impact the public health, safety and welfare. The capacities of the city sewer, water, storm drain, and transportation systems are sufficient to meet the demand that may result. The zoning map amendment itself will not result in impacts to public services or facilities; however future projects could cause impacts that require mitigation. The applicant has concurrently applied for a Tentative Subdivision map. Staff has recommended conditions of approval for the Tentative Map to address the impacts resulting from the project.

TENTATIVE MAP FINDINGS: Staff recommends approval of the Tentative Subdivision Map based on the findings below and in the information contained in the attached reports and documents, pursuant to CCMC 17.05 (Tentative Maps); 17.07 (Findings), 17.10 (Common Open Space Development), and NRS 278.349, subject to the recommended conditions of approval, and further substantiated by the applicant's written justification. In making findings for approval, the Planning Commission and Board of Supervisors must consider:

1. *Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.*

The development is required to comply with all applicable environmental and health laws concerning water and air pollution and disposal of solid waste. A copy of the proposed tentative map was submitted to the Nevada Division of Water Resources and the Nevada Division of Environmental Protection ("NDEP") for review. An intent to serve or a will serve letter from the municipal sewer service provider is required at the time the final map is presented to the State for final approval and signature. The Carson City Public Works Department has advised of adequate capacity in the City systems to meet water demand and sewage disposal needs. The utility design is required to meet all applicable development standards related to water and sewer design.

2. *The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision.*

Water supplied to the development will meet applicable health standards. The City has sufficient system capacity and water rights to meet the required water allocation for the subdivision.

3. *The availability and accessibility of utilities.*

All utilities are available in the area to serve this development. The utility design will be reviewed at the time of a site improvement permit to ensure it meets all applicable standards.

4. *The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks.*

The project is located adjacent to existing single-family developments which are served by the existing public services including schools, sheriff, transportation facilities, and parks. As noted in

the June 29, 2022 annual report to the Growth Management Commission the School District has indicated that they do not have any concerns with the number of children resulting from the new construction. Development Engineering has reviewed the development for impacts to water, sewer, storm drainage, and roadway systems. As conditioned, the existing infrastructure has been found to be sufficient to supply water and sanitary sewer and the City has capacity to meet the demand. This project will be required to enter a pro-rata share agreement for the extension of N Ormsby Boulevard to West Winne Lane. Staff is recommending conditions of approval half-street improvements to be installed on North Ormsby along the project frontage, including striping, sidewalk, curb, gutter and paving with bike lanes. The Fire Department has reviewed the project and has indicated that the project will either be required to provide approved automatic sprinkler systems in each dwelling unit or receive approval of alternative means and methods to meeting the separation requirements for the two points of access for the project. At the time a site improvement permit is submitted and prior to recordation of the final map the project will be reviewed to ensure compliance with the currently adopted edition of the International Fire Code and the Northern Nevada Fire Code Amendments as adopted by Carson City.

5. Access to public lands. Any proposed subdivision that is adjacent to public lands shall incorporate public access to those lands or provide an acceptable alternative.

Access will be provided to the planned public trails to the north of this project site. Staff is recommending a condition of approval requiring the final map and site improvement permit to provide the trail connection including a public access easement across the trail.

6. Conformity with the zoning ordinance and land use element of the City's Master Plan.

The proposed common open space development must comply with the allowable density of the zoning district, but may have flexibility on lot size, lot width, and setbacks. The allowable density in the SF6 zoning district is 7.26 units per acre. The applicant proposes 5.14 units per acre.

Per Division 2 of the Development Standards, the applicant must provide two parking spaces per dwelling unit provided the internal or abutting streets provide for on-street parking. The internal streets will provide for on-street parking and each lot will provide for a minimum of two parking spaces, typically via a two-car garage.

As part of the requirements for a Common Open Space Development the applicant must provide for 250 square feet of open space per dwelling unit, which may include private open space and/or common open space. At least 100 square feet per dwelling unit of common open space must be designed for recreational use. This translates to a total open space requirement of 14,350 square feet (0.33 acres). The applicant proposes approximately 615 square feet of private open space in the backyard of each residence and an additional 8,544 square feet of common open space which will be landscaped and include amenities such as a walking path, benches, and a bike path. Staff has recommended a condition of approval that an open space diagram be submitted at the time of application for site improvement permit, demonstrating compliance with the open space requirements. Additionally, a landscaping plan will be required to be submitted with the site improvement permit application to confirm compliance with Division 3 of the Development Standards.

The proposed periphery setbacks meet or exceed the required setbacks for the SF6 zoning. Of note, all lots will front the internal streets system; therefore, the rear setback is the setback that may impact adjacent development. The required rear setback in the SF6 zoning district is 10 feet; therefore, the future homes will not be any closer to adjacent development than if using the based zoning without the Common Open Space Development provisions. Per the standard conditions

for a Common Open Space Development, the project must provide for adequate screening and buffering of existing and potential development adjoining the proposed development. The proposal does not address proposed screening and buffering; therefore, staff has included a condition of approval requiring privacy a fence or wall to be installed along the perimeter (rear yards) of the project.

The Master Plan designation of the subject parcel is Medium Density Residential. The Medium Density Residential designation provides for single family residential neighborhoods at a density of 3-8 dwelling units per acre. Compatible zoning districts include Single Family 6,000, Mobilehome 6,000, Single Family 12,000, and Mobilehome 12,000. Properties in this area are of similar size and density to the proposed subdivision.

7. *General conformity with the City's Master plan for streets and highways.*

The development is in conformance with the City's Master Plan for streets and highways.

8. *The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.*

As conditioned, the road network will be adequate to serve the project. Staff is recommending conditions of approval requiring the applicant to enter into an agreement with the City to pay for its pro rata share of the extension of N Ormsby Boulevard to W Winnie Lane. Additionally, staff is recommending a condition requiring the applicant to construct half street improvements on N Ormsby along the project frontage.

9. *The physical characteristics of the land such as flood plains, earthquake faults, slope and soil.*

The site is relatively flat, and there are no faults within 500 feet. The site includes areas designated as FEMA zone X shaded. The geotechnical report provided with the application states that liquefaction is a potential issue at this site. Additionally, staff is aware of high groundwater in the area. To mitigate potential impacts, staff is recommending a condition requiring a revised geotechnical report be submitted with the site improvement permit application. Any mitigations required to meet the requirements of the City's development standards will be required to be implemented by the developer to the satisfaction of the City Engineer.

10. *The recommendations and comments of those entities reviewing the subdivision request pursuant to NRS 278.330 thru 278.348, inclusive.*

The proposed tentative map has been routed to the Nevada Department of Environmental Protection (NDEP) and the Nevada Division of Water Resources. A will serve letter for the sewer and water will be required prior to the State signing the Final Map.

11. *The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.*

The Carson City Public Works Department has reviewed the project in conjunction with the Carson City Fire Department. However, the Fire Department has reviewed the project does not meet the necessary separation requirements for the two points of access. Therefore, staff is recommending a condition of approval requiring either approved automatic sprinkler systems in each dwelling unit or approval of alternative means and methods to meeting the separation requirements for the two points of access for the project. At the time a site improvement permit is submitted and prior to

recordation of the final map the project will be reviewed to ensure compliance with the currently adopted edition of the International Fire Code and the Northern Nevada Fire Code Amendments as adopted by Carson City.

12. Recreation and trail easements.

Access will be provided to the planned public trails to the north of this project site. Staff is recommending a condition of approval requiring the final map and site improvement permit to provide the trail connection including a public access easement over the on-site trail as well as the connection to the planned public trails to the north.

Attachments

Public Comments

Application- ZA-2022-0376 & SUB-2022-0375