

Blackstone Ranch Specific Plan Design Guidelines



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May 10, 2018

BLACKSTONE RANCH SPECIFIC PLAN

DESIGN STANDARDS

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May 10, 2018

Blackstone Ranch Specific Plan Design Standards

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1. Introduction

1.1 Location

The Blackstone Ranch Specific Plan Area encompasses 26.89± acres located west of Interstate 580, north of Fairview Drive, at the east end of Railroad Drive. Figure 1 (below) depicts the Lompa Ranch in context with the surrounding area.

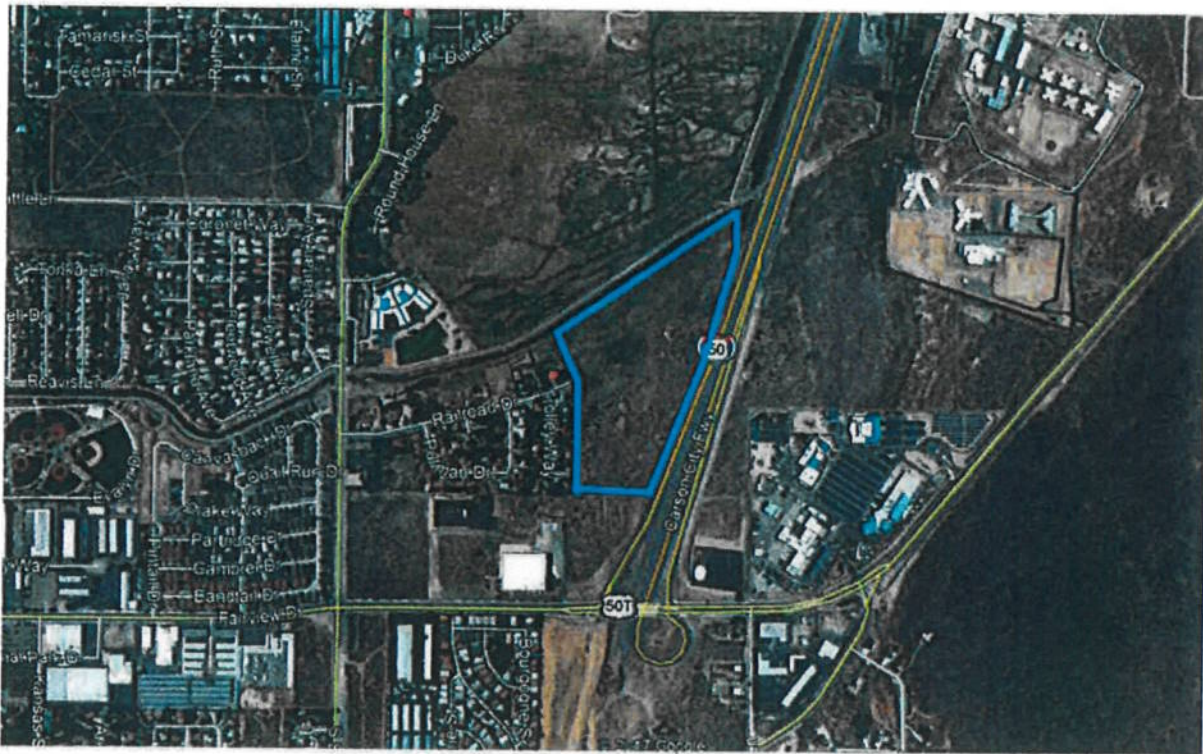


Figure 1 – Blackstone Ranch Specific Plan Area

1.2 Purpose

The purpose of this Development Handbook is to provide for the orderly development of the Blackstone Ranch Specific Plan Area (SPA) as envisioned, while assuring that the stated desired level of quality is achieved. With the implementation of public and private improvements, the standards and guidelines contained herein establish a common framework to guide improvement plans. The development of the property is controlled and restricted by these development requirements as well as by all applicable

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government codes and regulations. This Development Handbook is not intended to limit creativity or prevent variation necessary to respond to unique site conditions, but rather to generate consistency and quality throughout the SPA.

This SPA is for the Blackstone Ranch property specifically identified with this document. Future development of the remaining Lompa Ranch properties as identified in the 2006 Carson City Master Plan shall be required to receive approval of a new SPA for those areas prior to development.

1.3 Vision

The Blackstone Ranch SPA is intended to provide for a sustainable community that includes a range of land uses that complement not only each other but those that currently exist outside of the SPA boundaries. The vision is to provide for a viable community that promotes a variety of housing types which will be supported by well-balanced commercial, recreational, and educational opportunities in the surrounding community.

Complementing the neighborhood within Blackstone Ranch will be a network of sidewalks and pathways throughout the community, providing non-vehicular connectivity to the regional components of the area. Throughout Blackstone Ranch, consistent design themes, entries, and landscape treatments will establish a sense of place/community and recall the property's ranching roots.

1.3.1 Land Use Pattern

The land uses within Blackstone Ranch provides for compatible densities and intensities to the surrounding areas. This will result in a synergy that attracts both residents to the neighborhood and businesses to the surrounding area, supports walkability within the community to commercial, recreational, employment, and public activities, and minimizes the consumption of land associated with traditional suburban development by encouraging and creating a more compact development pattern that is efficient for infrastructure, public services, and maintenance.

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1.3.2 Sense of Place and Community

Creating a sense of place is one of the key components in creating a vibrant and balanced community. A sense of place is fostered within Blackstone Ranch by creating human-scale environments in which the individual can feel both comfortable and safe. This includes provisions for walking paths and common design themes. Furthermore, the Blackstone Ranch SPA promotes and provides for connectivity between various neighborhoods and uses that are integrated through the design standards included within this handbook.



1.3.3 Diverse Housing Mix



The Blackstone Ranch SPA provides for neighborhood diversity by allowing for a mix of product types to support a wide range of resident interests and needs. The density included in the SPA will also



support and complement planned commercial uses within the surrounding area. Furthermore, this diversity in housing types serves to break up the monotony of traditional residential development by reinforcing the dynamics of character and identity within the neighborhood.



1.3.4 Implementation

This handbook will be used by the Carson City Community Development Department as a guide for reviewing future projects within the boundaries of the Blackstone Ranch SPA.

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1.4 Allowed Uses

Allowed uses within the Blackstone Ranch SPA shall be determined based on the underlying zoning categories, as included in the Carson City Municipal Code Title 18. The zoning districts included within Blackstone Ranch are depicted below:

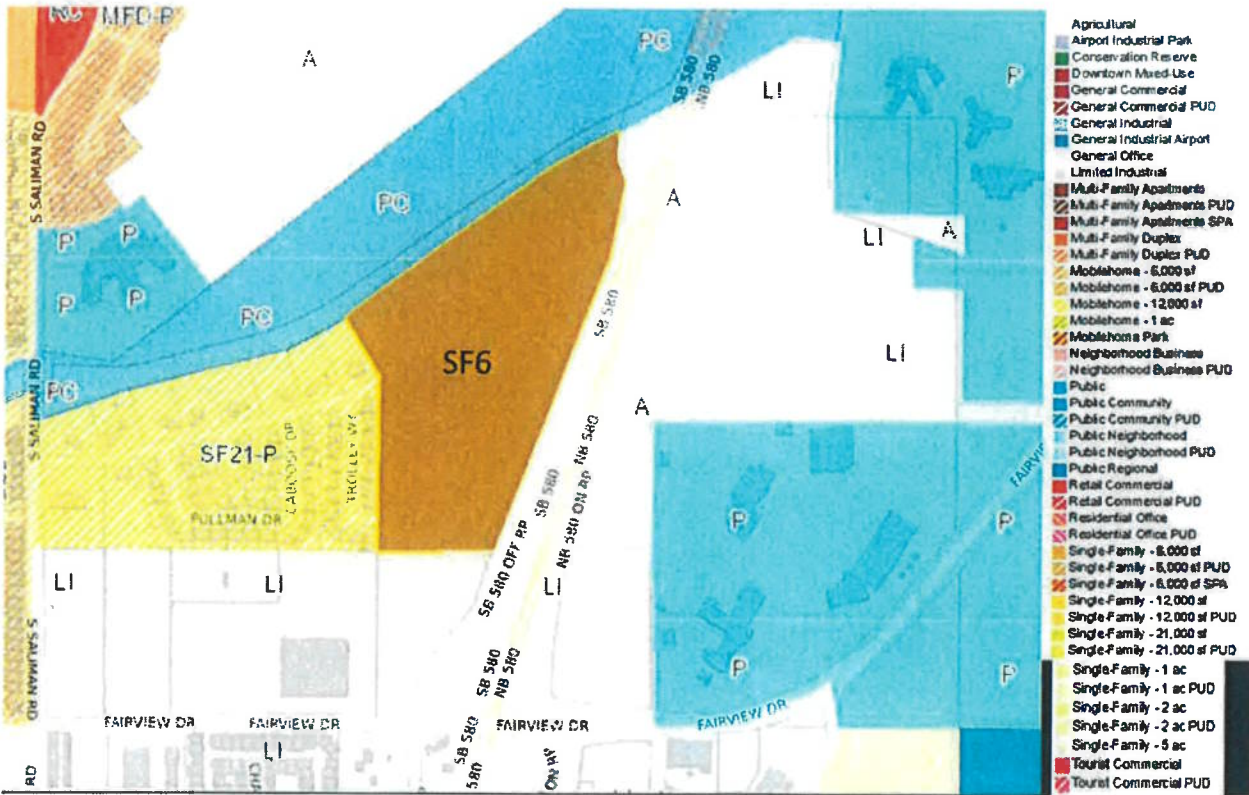


Figure 2 – Blackstone Ranch Zoning

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Master Plan land use designations for the Lompa Ranch SPA are included below:

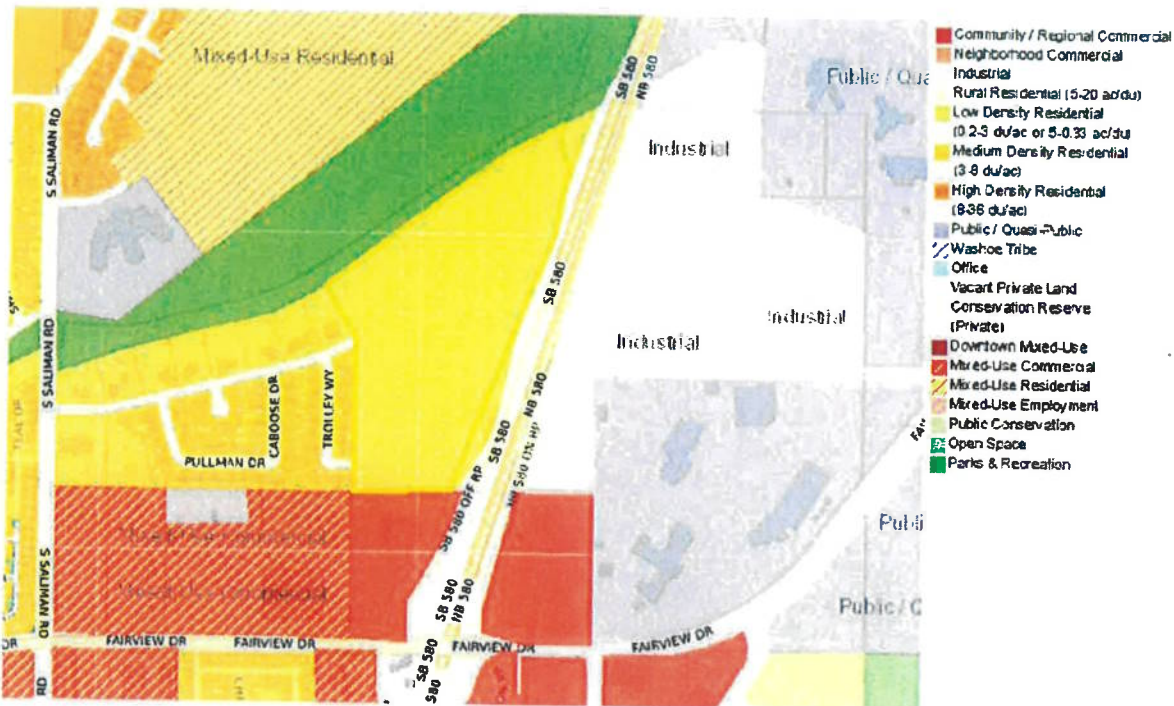


Figure 3 – Blackstone Ranch Land Use

1.4.1 General Standards

- The Blackstone Ranch SPA is envisioned to include single-family residential uses on lots consisting of a minimum of 6,000 square feet.
- Land use is determined based on zoning. Zoning adopted with this Specific Plan shall be reviewed and approved by the Carson City Planning Commission and Board of Supervisors and deemed to be appropriate for the site(s).
- Uses within Blackstone Ranch shall conform to the underlying zoning district(s) assigned to the individual parcels as outlined in Title 18 of the Carson City Municipal Code
- Supplemental review required for specific uses within zoning categories such as Special Use Permits shall remain in effect per the Carson City Municipal Code (refer to allowed uses within individual zoning categories).

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e) This Specific Plan shall not grant any special privileges or waivers in terms of public review or entitlements otherwise required under the Carson City Municipal code in terms of allowed uses or supplemental review.

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2 Design Standards and Guidelines

The site planning standards and guidelines address general provisions of site development which include building orientation, grading and drainage, parking areas, landscape, lighting, signs, walls and fences, and service areas. Site planning controls the proper placement of buildings and internal roads that service and access the community. It addresses the linkages and land use relationships at a human-scale, in order to create a stimulating and visually pleasant community. The goal is to promote pedestrian activity and safety, create visual compatibility with surrounding neighborhoods and minimize negative impacts on the natural environment.

2.1 Single Family Residential Areas

2.1.1 Neighborhood Diversity

Single family areas within the Blackstone Ranch SPA will include varied housing types in order to create visual interest within the project. This can be accomplished through the use of varied housing types, distinct architectural styles and elements, etc.

- a) Densities within single family areas will average approximately 4-7 dwelling units per acre.
- b) Neighborhood density shall properly relate to adjoining developed areas and provide for transition between neighborhood types. Proper transitions can include feathering of density/lot size, landscape buffers, or walls/fences that serve to identify community boundaries.
- c) The Blackstone Ranch SPA boundary may create its own sense of identity through the use of entry features that include distinctive signage, entry treatments, landscape improvements, water features, etc.
- d) The density found within the Blackstone Ranch SPA can encourage varied product types including single family detached homes, patio homes, clustered houses, etc. Additionally, new urbanism design principles such as house-forward designs with residential alleyways are permitted within the SPA.
- e) A single architectural style is encouraged throughout the SPA in order to provide a cohesive neighborhood identity to the Blackstone Ranch.

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2.1.2 Single Family Neighborhood Design

The neighborhood within Blackstone Ranch will promote quality development that is complementary to the existing built environment, while establishing its own sense of identity through uniform and innovative design standards.

a) To the extent possible, “forward” architecture shall be used in the design of homes. This is accomplished by placing entries, windows, front porches, and living areas towards the street on most plan variations.

b) With the exception of zero lot line lots, plans should be reversed and plotted so that garages and entries are adjacent to each other. This creates an undulating sense of setback. Occasionally this pattern should be broken so that it will not become overly repetitious or reflected by the massing across the street.

c) The garage shall not be the dominant feature of the building facade facing the street and should be offset through architectural detailing for garage forward elevations.

d) So as not to contribute to a repetitious and monotonous appearance along the street, the use of varying building setbacks from the street right-of-way is encouraged.

e) The neighborhood shall provide connections into the surrounding community trail system as outlined in Section 3.1.2 of this document.

g) In order to avoid a “walled-in” feel, homes backing to parks, open space, or drainage corridors may include open rear fencing. This includes the use of split rail or iron fencing. See example to right.

h) Setbacks for single family residential areas shall comply with the underlying zoning district for which the subdivision is located. In order to provide for visual interest within the streetscape, front setbacks may be reduced up to 5 feet in order to achieve a non-monotonous/repetitive streetscape pattern.



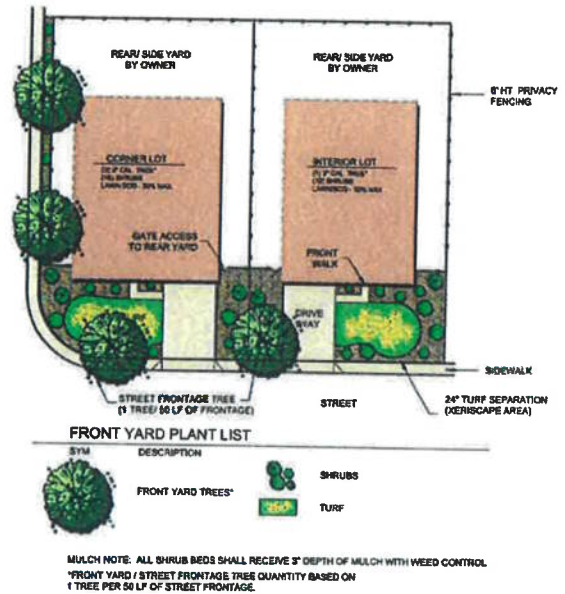
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2.1.3 Single Family Grading

- a) The design of residential neighborhoods shall be sensitive to the natural terrain, and structures shall be located in such a manner so as to preserve natural site features and drainage ways. Any grading of the site terrain shall blend with the natural topography of the site.
- b) Graded slopes shall be rounded resulting in smooth, harmonious transitions between the man-made terrain and the natural terrain.
- c) All graded slopes shall be revegetated prior to building occupancy. If climatic conditions or other circumstances prevent planting at the time of occupancy a bond shall be provided for landscaping during the subsequent growing season or other arrangements made for revegetation, subject to the approval of the administrator. Drought tolerant plant species shall be utilized to help minimize erosion.

2.1.4 Single Family Landscaping

- a) Front yard landscaping shall be installed by the builder prior to the occupancy of the individual home. See example to right.
- b) Front yard landscape packages shall provide for a minimum of 1 tree per 50 lineal feet of street frontage as well as a minimum of 12 shrubs. Trees shall be a minimum of 1-inch caliper for deciduous and 6 feet for evergreens. Shrubs shall be a minimum of 2 gallon.
- c) Xeriscape options for front yards shall be permitted. Xeriscape packages must include the required trees and shrubs outlined under the previous standard.
- d) Front yard landscaping is required for all homes and will be reviewed and approved with the tentative map establishing installation timing.
- e) Front yard landscape packages shall include an automatic irrigation system.



TYPICAL FRONT YARD PLAN

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2.1.5 Single Family Lighting

- a) Lighting shall be designed to emphasize community amenities, provide continuity along street corridors, and ensure the safety of residents and users.
- b) Exterior lighting shall be shielded from projection offsite and designed to be compatible with the architectural and landscape design of the home.

2.1.6 Single Family Walls and Fencing

- a) Walls may be used where necessary to provide privacy and security for residential neighborhoods when adjacent to arterial or collector roadways, or when adjoining non-residential uses.
- b) Walls within the community shall not become the dominant visual element and walls where needed shall blend into the overall landscape.
- c) Walls within Blackstone Ranch shall not exceed 6 feet in height. Acceptable materials include stone, stone veneer, split face/precision block, slump stone, and stuccoed CMU.
- d) Open fencing may be used where the rear of individual lots are adjacent to open space. See examples below.
- e) Open fences at rear yards may include landscaping with trees and shrubs to screen views of private yards from adjacent properties, common areas, and/or roadways.
- f) Acceptable open fencing materials include wood or vinyl split-rail or wrought iron. See examples below.



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g) Single family residential lots may include solid privacy fences. Acceptable materials include wood and vinyl. Privacy fencing shall not exceed 6 feet in height.

h) Chain link fencing is prohibited within residential areas.

2.2 ARCHITECTURE STANDARDS AND GUIDELINES

2.2.1 Architectural Theme

It is the intent of the Blackstone Ranch SPA to promote a high-quality development that incorporates an architectural style that reflects the historical ranching aspect of the area. Therefore, a ranch and craftsman architectural theme is adopted with the Blackstone Ranch SPA.

Variations on the ranch/craftsman style are encouraged in order to promote creative design, innovative features, and high-quality elevations. Variations may include the introduction of southwestern elements such as barrel tile roofs or Victorian elements such as wrap-around porches. These deviations will be complementary to the overall theme and can add visual interest within the community.

2.2.2 Residential Architectural Elements

a) New structures within Blackstone Ranch shall, at a minimum, incorporate a minimum of two of the following elements:

- Gable roofs with deep overhangs.
- Exposed rafters, brackets, columns, etc.
- Decorative doors and windows
- A mixture of 2 (at a minimum) exterior elements including stucco, wood siding or shingles, brick, or stone
- Exterior porches or courtyards

b) Acceptable roofing materials include concrete or clay tile, slate, or architectural grade (30+ year) composition asphalt shingles. Metal roofing may be used as an architectural element in conjunction with the previously listed materials.

c) Flat roofs are prohibited in residential areas.

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- d) Metal buildings, other than accessory sheds not to exceed 250 square feet, are prohibited.
- e) Modular homes are not permitted within the Blackstone Ranch SPA.
- f) Building articulation shall include a minimum of 4 separate roof planes incorporated on front/primary elevations. Front/primary elevations shall contain a minimum of 2 wall planes offset by a minimum of 3 feet.
- g) Building colors shall utilize an earth tone pallet such as browns, tans, whites, greens, deep reds and oranges, pale yellows, etc. The use of bright or vibrant colors is prohibited with the exception of highlighting architectural elements.

2.2.3 Single Family Residential Architecture

Architectural standards for residential areas promote an upscale development concept that reflects a western and ranching heritage while providing for modern features. Although neighborhoods may include distinctive architectural designs, common elements serve to create a cohesive community that creates a sense of place.

2.2.4 Single Family Building Mass and Form

- a) Home facades shall incorporate the architectural style and materials outlined in section 2.2.2.
- b) A minimum of 3 distinctive floor plans shall be used within the subdivision.
- c) Architectural details and stylings used on the front of the home shall be carried over to all elevations.
- d) A minimum of 3 distinctive front elevations shall be included for each model within the subdivision. Matching elevations shall not be allowed to repeat next to each other.
- e) Varied setbacks, floorplans, and elevation packages shall be used within the subdivision to create a visually interesting streetscape.

2.2.5 Single Family Roof Form

- a) Roof planes are required to vary through the use of architectural features such as dormers, gables, hipped roofs, and variations in pitch appropriate to the home's chosen architectural style.

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2.2.6 Single Family Materials and Colors

- a) As mandated within other provisions of this handbook, single family homes shall incorporate an earth tone color palette. The use of bright and vibrant colors is prohibited with the exception of enhancing key architectural elements and features.
- b) Conflicting architectural styles within a single subdivision shall be prohibited.
- c) Building materials and elements shall be consistent with those outlined under previous standards.

2.2.7 Single Family Garages

- a) Garages shall include a minimum of 5 feet offset from inhabitable areas. Front elevations should provide focus on living areas and not garages.
- b) Home plans shall incorporate one of the garage designs listed below and the subdivision shall incorporate both of these techniques to reduce the emphasis of the garage on the street (see examples below).



- Recessing garage back a minimum of five (5) feet in relationship to the front of the house.



- Incorporation of a side-load garage that eliminates the continuous view of garage doors from the street.

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c) Garage forward plans shall be permitted when offsets (5 feet minimum) exist for the garage in order to provide visual distinction between the garage and residence. See examples below.



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3 Public Services and Infrastructure

3.1 Parks, Open Space, and Trails

The Blackstone Ranch SPA envisions a community that is linked by pedestrian connectivity within the development and between the project site and the City's existing sidewalk/path system per Chapter 7 in the UPMP. The intent of these standards is to implement the provisions of the Unified Pathways Master Plan, Parks and Recreation Master Plan, and Open Space Master Plan adopted by Carson City.

3.1.1 General Standards

- a) A Homeowners Association (HOA) shall be formed by the Master Developer to provide for the maintenance and upkeep of any open space, landscaping, trails, and amenities. The HOA shall be in place prior to the issuance of the first certificate of occupancy.
- b) Design of any open space areas shall follow the standards and policies of the Carson City Open Space Master Plan, adopted by Carson City in June 2000.
- c) Sidewalks and pathways, unless otherwise described in this document, shall conform to the standards and policies of the Unified Pathways Master Plan adopted by Carson City on April 6, 2016 (as revised March 15, 2007).

3.1.2 Trails and Pathways

- a) Trails, pathways, and sidewalks not specifically called out within this section shall conform to the standards outlined in Section 6 of the Carson City Unified Pathways Master Plan (Pathway Types).
- b) Pathways shall be constructed as identified in the Unified Pathways Master Plan. The developer shall provide path connectivity to the linear park multi-use path to the north and to the future multi-use path along the east side of Interstate 580 subject to review and approval both Development Engineering and the Parks, Recreation, and Open Space Department. An access agreement or similar legal instrument is required to be in place prior to the issuance of the first building permit to provide access to these multi-use pathways in perpetuity.

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c) The developer shall be required to demonstrate that trail connectivity between parks, trails, and the overall open space network is being provided prior to tentative map approval. This shall be to the satisfaction of the Community Development and Parks and Recreation Departments.

3.1.3 Open Space

- a) Drainage channels shall be incorporated into any private open space areas.
- b) Open space areas shall be maintained through a private homeowners' association (HOA).
- c) Landscape medians, parkways, corridors, etc. included within common or open space areas shall be maintained by a private homeowners' association (HOA).
- d) Any open space areas that remain private shall not include public access (if privately owned) and shall be maintained by a private homeowners' association (HOA).

3.1.4 Parks – General Standards

- a) No public parks will be located within the Blackstone Ranch neighborhood.
- b) Development of the Blackstone Ranch neighborhood is subject to collection of Residential Construction Tax compliant with Carson City Municipal Code Section 15.60.
- c) Best management practices are required to be included in construction documents along with specification to reduce the spread of noxious weeds onto Carson City property.
- d) Small private parks or pocket parks may be permitted within individual subdivisions but shall be maintained by an HOA.

3.2 Sanitary Sewer

- a) All new development within the Blackstone Ranch SPA shall be required to connect to municipal sanitary sewer service.
- b) A final sewer report demonstrating capacity to serve the development shall be submitted with each individual project within the SPA boundary.
- c) The site has no known constraints which would impact the ability to be served by a gravity fed extension of the public sewer.

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3.3 Water Service

- a) All new development within the Lompa Ranch SPA shall be required to connect to municipal water service in a looped fashion acceptable to the City of Carson City.
- b) The sizing of water lines is to be sufficient to accommodate ultimate buildout with a trunk line running in Railroad Drive.
- c) All new development shall be required to pay applicable water connection fees and demonstrate that adequate water supply is available to serve the project and dedicated for use.
- d) Separate irrigation meters will be employed in accordance with the guidelines present at the time of connection.

3.4 Storm Water Management

- a) Drainage channels shall be designed to contain the existing off-site watershed discharges as well as the existing discharges from the SPA area.
- b) Existing drainage patterns shall be maintained.
- c) The linear park to the north of the property shall not be used for detention. However, a drainage easement may be requested to convey storm water flows to the linear ditch.
- d) A comprehensive drainage impact analysis for the overall Blackstone Ranch SPA shall be reviewed and approved with the final map and/or permit request. The analysis shall provide estimates of project impacts at buildout along with required upgrades, improvements, etc. as well as with triggers for when these improvements are required.
- e) Prior to the recordation of the final map, a Conditional Letter of Map Revision (CLOMR) must be approved with design recommendations for the channel to accommodate one-hundred-year peak flows.
- f) Low Impact Development (LID) practices and Best Management Practices (BMP) shall be implemented to identify storm water mitigation measures intended to control erosion and storm water pollution as close to the source as possible. Potential sources of pollution shall be infiltrated, evapotranspiration, captured and used, and/or treated through LID measures to mitigate adverse impact to downstream and adjacent properties.
- g) The northern extension of Railroad Drive across the ditch/linear park shall be designed in such a way to avoid flooding from storm water to the satisfaction of the City of Carson City as part of the final map design.

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h) A wetland delineation is currently planned for Spring of 2018. The completion deadline is June 30, 2018. No development shall occur within the Blackstone Ranch SPA until the wetland delineation has been completed.

3.5 Utility Service

a) All utility services within the Blackstone Ranch SPA shall be undergrounded. Overhead power lines shall be prohibited.

b) Plans for electrical, natural gas, telephone, and cable service shall be reviewed and approved by the applicable purveyor (i.e. NV Energy, Southwest Gas, ATT, etc) prior to the issuance of a building permit.

3.6 Roadways

a) All roadways within the Blackstone Ranch SPA shall comply with the standards and requirements included within the Carson City Municipal Code.

b) Railroad Street will be extended as a collector street to the northern boundary of the Linear Park. All development plans, including construction plan will reflect this improvement and the road will be constructed at the time of site improvement. Consistent with the Lompa Ranch SPA the intent of the collector street is to connect Railroad Street to 5th Street.

c) An additional point of access that does not rely on Railroad Street must be improved in advance of any final subdivision map approval with a use anticipated to generate more than 39 trips per day. Provided the intersection of Saliman and Railroad meets the City standards of Level of Service (LOS), the additional point of access may provide for emergency access only.

3.7 Traffic Impacts

a) A comprehensive traffic impact analysis for the overall Blackstone Ranch SPA shall be reviewed and approved with the tentative map. The analysis shall provide estimates of the project impacts at buildout along with required upgrades, improvements, etc. along with triggers for when these improvements are required. This traffic study shall focus on vehicular access management to and from the proposed Blackstone Ranch SPA community and discuss the the location of the north/south collector connection and the location and provision of the project's local road network along with potential improvements in the vicinity of the project.

b) Updates to the master traffic impact analysis shall be provided for any project generating more than 80 peak hour trips to determine if roadway upgrades/improvements are triggered.

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3.8 Schools

The following standards have been developed in conjunction with the Carson City School District:

- a) All residential development within the Blackstone Ranch SPA shall be required to provide estimated student enrollment projections to the Carson City School District for review.

3.9 Phasing

The Blackstone Ranch will be developed in one phase, with all improvements, infrastructure, and construction being done together.