

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 31, 2023

FILE NO: LU-2023-0149

AGENDA ITEM: 13.A

STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request from Daniel and Melanie Ropp (“Applicant”) for a special use permit (“SUP”) to allow the construction of a guest building on a property located within the Schulz Ranch Specific Plan Area zoned Single Family Residential – 6,000 Square Feet (“SF6-SPA”) located at 6887 Lookout Peak Drive, Assessor’s Parcel Number (“APN”) 010-751-04. (Heather Manzo hmanzo@carson.org)

STAFF SUMMARY: The Applicant is proposing to construct a 560 square foot guest building, accessory to a primary single-family use. An SUP is required. The Planning Commission is authorized to approve the SUP.

PROPOSED MOTION: “I move to approve special use permit LU-2023-0149, based on the ability to make all findings and subject to the conditions of approval contained in the staff report.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. The Applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off-site improvements shall conform to City standards and requirements.
4. The Applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division of the Carson City Community Development Department ("Planning Division") at least 30 days prior to the one-year expiration date. Should this permit not be initiated within one-year, and no extension granted, the permit shall become null and void.
5. The Applicant shall submit a copy of the Notice of Decision, conditions of approval, and explanation of how the request addresses each condition with the building permit application.
6. Prior to the issuance of a building permit, the Applicant shall have plans approved demonstrating that a maximum four-foot-wide gate will be installed along the south fence line that abuts Race Track, to the approval of the Carson City Fire Department.
7. Prior to the issuance of any permit associated with this request, the Applicant shall have plans approved demonstrating that the guest building square footage shall not exceed 560 square feet.

LEGAL REQUIREMENTS: Carson City Municipal Code ("CCMC") 18.02.050 (Review); 18.02.080 (Special Use Permits) 18.04.075 (Single Family 6,000 ("SF6")); 18.04.190 (Residential Districts Intensity and Dimensional Standards); 18.05.055 (Accessory Structures); and Carson City Development Standards ("CCDS") Division 1, Section 1.4 (Guest Building Development).

MASTER PLAN DESIGNATION: Medium Density Residential

ZONING: Single Family – 6,000/Schulz Ranch Specific Plan Area ("SPA")

KEY ISSUES: Will the proposed guest building have an adverse impact on the surrounding residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: SF6/SPA – Single family residential
EAST: Mobilehome – 1 Acre ("MH1A") – Single family residential
SOUTH: SF6/SPA – Single family residential
WEST: SF6/SPA – Single family residential

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: X Shaded (areas of minimal flooding)
SLOPE/DRAINAGE: Project area is flat
SEISMIC ZONE: The closest fault is over 500 feet away

SITE DEVELOPMENT INFORMATION:

PARCEL AREA: ±0.55 acres

EXISTING PRIMARY USE: Single family residence

PROPOSED STRUCTURE SIZE: 560 square feet

REQUIRED SETBACKS: West = 20 feet, North = 15 feet, South = 20 feet, East = 30 feet

VARIANCES REQUESTED: None

BACKGROUND: The primary residence was constructed in 2020 and while located within the SF6 zone, the property is slightly larger than one half-acre in size.

DISCUSSION: Per CCMC 18.04.075.3 a guest building is a conditional use and therefore, requires approval of a special use permit.

The subject parcel is approximately 0.55 acres in size, zoned SF6-SPA, and is currently developed with a single-family residence with an accessory structure located on the west side of the house.

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

PUBLIC COMMENTS: Public notices were mailed to 47 property owners within 300 feet of the subject site on May 17, 2023. As of the date of writing of this report, staff has not received any inquiries regarding this application. Additional comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on May 31, 2023 depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:

Plans were routed to commenting agencies and the following comments were received. Comments have been incorporated into the conditions of approval as appropriate.

Carson City Public Works Department, Engineering Division (“Development Engineering”):

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

CCMC 18.02.080(5)(a) - Master Plan

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

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

Development Engineering has no comment on this finding.

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

The closest intersection to this project is Lookout Peak Dr and Bismark Peak Drive, both streets are local streets. The Carson City Pavement Condition April 2022 shows the condition of Lookout Peak Drive as Ggod. There are currently on street parking on Lookout Peak Drive and parking provided via the driveway. This project meets this finding without any additional conditions.

CCMC 18.02.080(5)(d) - Public Services

The impact to city infrastructure (water, sewer, and storm water) this project will have is minimal. This project is proposing to connect to existing laterals so no new connections to any city mains are proposed.

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

Development Engineering has no comment on this finding.

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

The project meets will meet engineering standards for health and safety. The closest earthquake fault is over 500 feet away. The property is in the Federal Emergency Management Agency (FEMA) Unshaded X zone, so there are no special flood requirements. The site is developed and the site slope is minimal.

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

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Fire Department:

The Carson City Fire Department offers the following, all of which will need to be addressed at the time of building permit:

- The project must comply with the International Fire Code and Northern Nevada Fire Code amendments as adopted by Carson City.
- A non-vehicular access gate shall be provided to allow emergency access from Race Track Road.

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

1. Will be consistent with the master plan elements.

The subject property is designated as Medium Density Residential, and the primary uses within this Master Plan land use designation include single family residences. The proposed guest building is intended to be utilized by a family member who resides in the primary residence and will not change the use of the land. The Schulz Ranch SPA Handbook requires lots that abut property to the east of the SPA boundary to provide a 30-foot setback. This request complies with the Schulz Ranch SPA Handbook with regard to the buffer lot setback to the east of the site and the proposed guest building architectural design.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare, or physical activity.

A guest building is allowed in the SF6 zoning district subject to first obtaining a special use permit. As proposed, the guest building will be consistent with the required setbacks of the SF6 zoning district and the Schulz Ranch SPA and will meet the requirements for a guest building as outlined in CCDS Division 1.4. The guest building will be used to house a family member, will not cause objectionable noise, vibrations, fumes, odors, dust glare or activity and will conform to CCMC. The proposal will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or neighborhood.

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

The guest building is ancillary to the primary residence. The land use will continue to be single-family residential with the trips associated with a single-family residence. The project site consists of a flag lot with access from Lookout Peak Drive where pedestrian facilities currently exist.

4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.

The proposed guest building is ancillary to the primary residence and does not constitute a change of use. The land use will continue to be single-family residential. The project will connect to sewer and water infrastructure and does not require modifications to the existing storm drain infrastructure. In order to comply with Fire Department requirements, a condition of approval is recommended requiring the addition of a man gate for emergency response access from Race Track Road. The project will not result in increased impacts on schools, police or fire protection.

5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.

The primary structure is a 2,574 square foot single-family home with a 655 square foot attached garage. In total, the primary structure is approximately 3,229 square feet in size. There is one existing 200 square foot storage shed.

CCDS Division 1.4 limits the size of a guest building to 700 square feet or less than 50% of the living area of the primary structure, whichever is less. The size of the guest building complies with Division 1.4

Since there is no change of use and the guest building is allowed accessory to the primary single-family residence, the primary consideration relates to compliance with the guest building standards contained in the CCDS 1.4. Compliance with these standards is discussed below:

- 1.4.2 Recordation. The property owner shall, prior to the issuance of a certificate of occupancy for the building permit, record a deed restriction against the subject property with the city recorder's office stating the guest building occupation limitations contained in Section 1.4.10.

Staff Response: The Applicant has noted in the application that a family member will be living in the guest building. The Applicant understands that a deed restriction will need to be recorded against the property noting the occupancy limitations.

- 1.4.3 Existing Guest Buildings. Existing guest buildings may expand to include a kitchen facility only upon full compliance with the provisions of this division. Approval of a building permit is required if the structure itself is being altered.

Staff Response: This does not apply as the request is to construct a new guest building.

- 1.4.4 Maximum Size. Guest building living space gross floor area shall not exceed 50 percent of the assessed floor area of the main residence, excluding garages, basements and other accessory structures, or the following limitations, whichever is less:
- a. In the SF6, MH6, SF12 and MH12 zoning districts, a maximum of 700 square feet;
 - b. In all other single family residential districts, a maximum of 1,000 square feet.

Staff Response: The subject property is located within the SF6 zoning district. The primary residence is 2,574 square feet in size. The guest building is proposed to be 560 square feet in size, approximately 21.7% of the size of the living space within the primary residence. The proposed guest building complies with the size limitations for the zone.

- 1.4.5 Required Setbacks. All guest buildings shall meet the same setbacks as required for the primary residence on the lot, provided that second story elements of a guest building are a minimum of 20 feet from all property lines.

Staff Response: Setbacks for the subdivision are established by the Schulz Ranch SPA Handbook and are: West = 20 feet, North = 15 feet, South = 20 feet, and East = 30 feet

The proposed guest building will be located 48.27 feet from the west property line, 20 feet from the south property line, 30 feet from the east property line and will be 20.66 feet from the primary structure. As proposed, the guest building will comply with the primary structure setbacks.

- 1.4.6 Maximum Building Height. The guest building shall meet the maximum height requirements of the zoning district in which it is located, provided that second story elements of a guest building are a minimum of 20 feet from all property lines.

Staff Response: A note on the final map and standards in the Schulz Ranch SPA Handbook require structures on this property to be single story. As proposed, the guest building will comply with the single story height limitation.

- 1.4.7 Required Parking. A minimum of 1 off-street parking space or, for guest buildings with multiple bedrooms, 1 parking space per bedroom shall be provided outside of the required front-yard setback area in addition to the required parking for the main residential use. In the SF6, MH6, SF12 and MH12 zoning districts, the guest parking must be provided on a paved surface.

Staff Response: The proposed guest building will have one bedroom. The driveway includes an extension that will accommodate parking for one vehicle separate from the parking area for the primary residence.

- 1.4.8 Site Design.
- a. Architectural design and materials for a guest building shall be consistent and compatible with the design and materials of the main structure, including but not limited to roof pitch, roof materials, siding materials and color, and other architectural features;
 - b. Only one entrance may be visible from the street frontage.

Staff Response: The residence will be constructed using architectural design, colors, and materials consistent with the primary residence. Since the guest building is in a fully fenced backyard, the structure will be screened for the first 6 feet in height. The entrance will not be visible from any street frontage. Additionally, there are restrictions recorded for the subdivision that prohibits adding driveway access from the property onto Race Track Road. In order to comply with Fire Department requirements, a man gate will be required to allow for emergency response from Race Track Road.

- 1.4.9 Modifications to These Provisions.

- a. The above guest building provisions relating to size, height and site design may only be modified by approval of a special use permit;
- b. The above guest building provisions relating to setbacks and parking may only be modified by approval of a variance.

Staff Response: The Applicant will comply with the above standards. No variances are being requested.

- 1.4.10 Guest Building Occupation. A guest building may only be occupied by the family members of the primary residence, as defined by Title 18 of the Carson City Municipal Code, and their non-paying guests. Guest buildings may not be rented as secondary dwelling units.

Staff Response: The Applicant will be required to record a deed restriction against the subject property with the city recorder's office stating the guest building occupation limitations.

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

The requested guest building will meet the setback requirements for the zoning district and SPA and meets the requirements for a guest building as outlined in CCDS Division 1.4. Additionally, the guest building will share access with the primary residence and will be screened from view by existing fencing. Approval of this request will not be detrimental to public health, safety, convenience and welfare.

7. Will not result in material damage or prejudice to other property in the vicinity.

The subject site is located within the Schulz Ranch SPA which establishes the setbacks for the site and limits building height within the subdivision to single story. The primary use of the subject site is a single-family residential use, and the proposed guest building will not change the land use as it will be ancillary to the primary use. The 560 square foot guest building is proposed to be located to the south of the existing residence and will be screened from view by the existing fencing. Proposed setbacks are 30 feet from the east property line, 20 feet from the south property line, 48 feet from the west property line, and over 20 feet from the house. The proposal complies with all required setbacks, height limits, and will be accessed from an improved driveway from Lookout Peak Drive. The proposal will not result in material damage or prejudice to other property in the vicinity. The structures comply with the required setbacks, height limitations, and all other applicable standards.

Attachments:

Application LU-2023-0149

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.02.080

SPECIAL USE PERMIT

FEE*: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential zoning districts)

+ noticing fee

*Due after application is deemed complete by staff

II SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Master Plan Policy Checklist
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

– CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By: _____

Submittal Deadline: Planning Commission application submittal [schedule](#).

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

FILE

APPLICANT PHONE #
Daniel and Melanie Ropp 775-350-8490

MAILING ADDRESS, CITY, STATE, ZIP
6887 Lookout Peak Drive Carson City, NV 89701

EMAIL ADDRESS
mropp50@sbcglobal.net

PROPERTY OWNER PHONE #
Daniel and Melanie Ropp 775-350-8490

MAILING ADDRESS, CITY, STATE, ZIP
6887 Lookout Peak Drive Carson City, NV 89701

EMAIL ADDRESS
mropp50@sbcglobal.net

APPLICANT AGENT/REPRESENTATIVE PHONE #
Daniel and Melanie Ropp 775-350-8490

MAILING ADDRESS, CITY STATE, ZIP
6887 Lookout Peak Drive Carson City, NV 89701

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

010-751-04

Street Address

6887 Lookout Peak Drive Carson City, NV 89701

Project's Master Plan Designation

Medium Density Residential

Project's Current Zoning

SF6

Nearest Major Cross Street(s)

Race Track Road

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. Build an accessory dwelling unit (ADU) for the homeowner's mother. ADU will be 560 square feet and conform to existing neighborhood

construction quality and color scheme.

PROPERTY OWNER'S AFFIDAVIT

I, Melanie Ropp, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Melanie Ropp
Signature

6887 Lookout Peak Drive Carson City, NV 89701

Address

4/11/2023
Date

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA
COUNTY Douglas

On April 11, 2023, Melanie Ropp, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

[Signature]
Notary Public



Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 22-4649-03 - Expires August 4, 2026

NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

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Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.02.080

SPECIAL USE PERMIT

FEE*: \$2,450.00 MAJOR
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mropp50@sbcglobal.net

APPLICANT REPRESENTATIVE PHONE #
Daniel and Melanie Ropp 775-350-8490

MAILING ADDRESS, CITY STATE, ZIP
6887 Lookout Peak Drive Carson City, NV 89701

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

010-751-04

Street Address

6887 Lookout Peak Drive Carson City, NV 89701

Project's Master Plan Designation

Medium Density Residential

Project's Current Zoning

SF6

Nearest Major Cross Street(s)

Race Track Road

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. Build an accessory dwelling unit (ADU) for the homeowner's mother. ADU will be 560 square feet and conform to existing neighborhood

construction quality and color scheme,

PROPERTY OWNER'S AFFIDAVIT

I, Daniel Ropp, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Daniel Ropp
Signature

6887 Lookout Peak Drive Carson City, NV 89701

Address

4-11-2023
Date

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA
COUNTY Douglas

On April 11, 2023, Daniel Ropp, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public



JENNIFER MYNEER
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 22-4649-03 - Expires August 4, 2026

NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

Proposed Project:

Building an accessory dwelling unit (ADU) for the homeowner's mother in the back yard at 6887 Lookout Peak Drive, Carson City, NV 89701. Guest house will be 560 square feet per the attached plans. Guest house will match the elevation, construction quality and paint color of the main house.

Guest house will comply with required setbacks and Carson City building codes.

An additional parking pad is already on site. Guest house to be occupied by 1 adult.

Owner: Daniel and Melanie Ropp
6887 Lookout Peak Drive
Carson City, NV 89701
775-350-8490

Applicant: Daniel and Melanie Ropp
6887 Lookout Peak Drive
Carson City, NV 89701
775-350-8490

Request: To allow an accessory dwelling unit (ADU) in SF6 Zoning

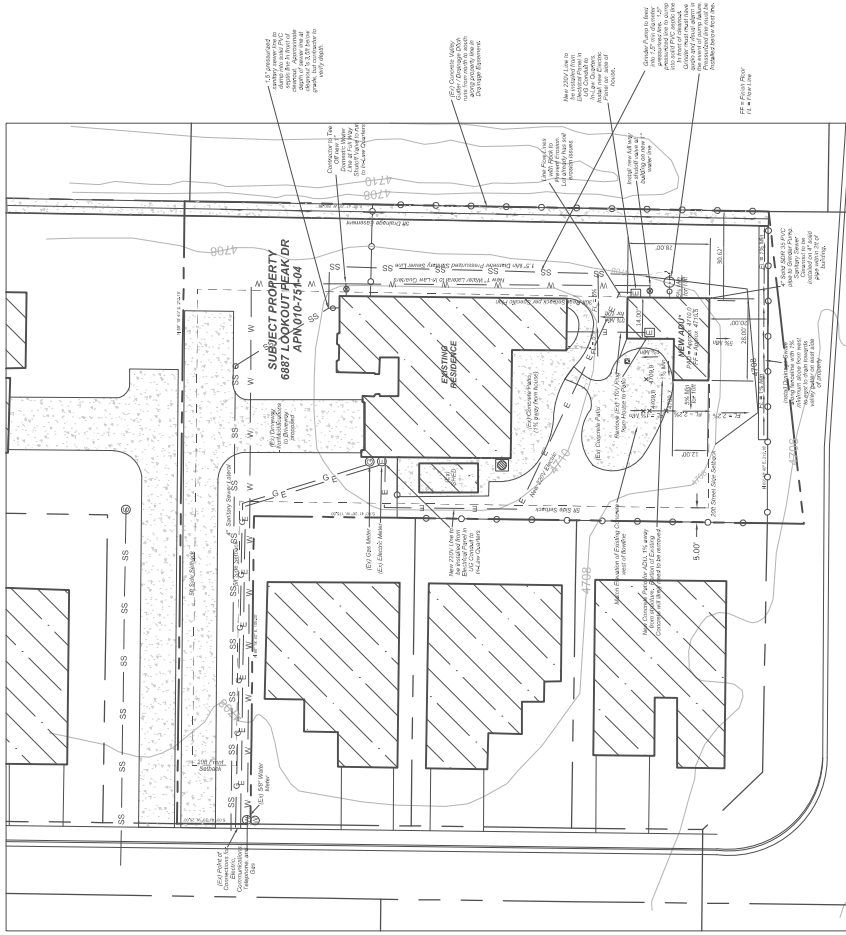
Location: 6887 Lookout Peak Drive

Zoning: Single Family 6,000 (SF6)

Master Plan Land Use Designation: Medium Density Residential

APN: 010-751-04

SITE PLAN FOR In-Law Quarters - 6887 Lookout Peak Dr



DRIVEWAY NOTE: Driveways shall not exceed 14% Slope

SETBACKS FOR SF6 ZONING PER SECTION 18.04.190 Residential districts intensity and dimensional standards:

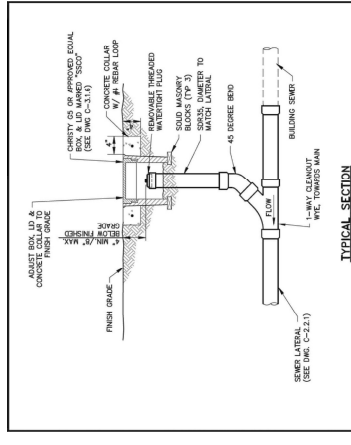
- Front Yard (feet): 20
- Side Yard (feet): 5
- Street Side (feet): 10** **20ft Per Specific Plan
- Rear Yard (feet): 10*** **30ft Per Specific Plan against Eastern Edge

NOTE: 2-foot Topography Lines Obtained from Carson City MapGeo GIS system and modified based on review of Final Plot Plan and site visit. Parcel Lines and easements obtained from Official Plat of Schultz Ranch Subdivision Phase 4 (Recorded under Carson City Document No. 499222). Proposed Finish Grade and Finish Floor Elevations are approximate based on available 2ft topography data. Surveying will likely be required to accurately identify finish floor and finish grade elevations. Additional data obtained from Carson City GIS data and Site Visit to property.

ALL UTILITY LOCATIONS ARE APPROXIMATE OR REPRESENTATIVE IN NATURE ONLY. EXACT LOCATIONS MUST BE DETERMINED IN THE FIELD! USA LOCATE HAS NOT BEEN PERFORMED. CALL 811 PRIOR TO ANY WORK!

LEGEND

- SUBJECT PARCEL OUTLINE (APN 010-751-04)
- IDENTIFIED SETBACK
- EASEMENT
- APPROXIMATE OTHER PARCEL LINE (OTHER THAN SUBJECT PROPERTY)
- 2-FT TOPOGRAPHY CONTOUR (FROM CARSON CITY MAP GEO DATABASE AND PLOT PLAN FOR LOT)
- CONCRETE, ASPHALT, OR PAVEMENT SURFACE
- SANITARY SEWER LOCATE IN FIELD AND MANHOLE LOCATION
- STORM DRAIN (LOCATE IN FIELD) AND MANHOLE LOCATION (NONE IDENTIFIED)
- WATER LINE AND WATER VALVE (LOCATE IN FIELD)
- OVERHEAD ELECTRIC (AND POLE LOCATION) (NONE)
- BURIED ELECTRIC / COMMUNICATIONS (LOCATE IN FIELD)
- BURIED GAS LINE (LOCATE IN FIELD)
- FIRE HYDRANT (N.T.S.)

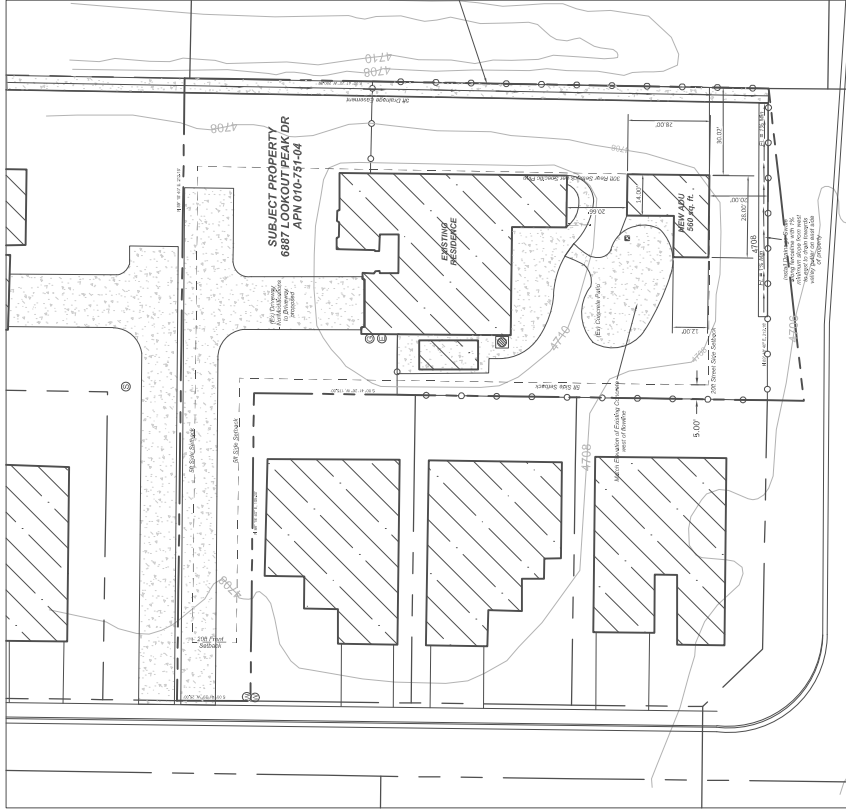


- NOTES:**
- CONCRETE SHALL CONFORM TO THE SPWAC SECTION 337.0.
 - LIDS SHALL BE SET FLUSH WITH FINISH GRADE UNLESS OTHERWISE NOTED.
 - WHEN LOCATED IN FOOT RIGHT-OF-WAY, CONCRETE COLLAR SHALL CONFORM TO WOT STANDING PLAN SHIT R-4.3.5 AND STANDING SPECIFICATION 606.

NO.	REVISION	DATE	DESCRIPTION
1	ISSUE	3/22	FOR PERMITS
2	REVISION	3/22	FOR PERMITS

DATE	3/22
SCALE	AS SHOWN
SECTION	SEWER CLEANOUT
DRAWING NO.	083.309
DATE	MAR 2022

SIMPLIFIED SITE PLAN for In-Law Quarters - 6887 Lookout Peak Dr



LEGEND

- SUBJECT PARCEL OUTLINE (APN 016-71-04)
- UNRECORDED SETBACK
- EASEMENT
- APPROXIMATE OTHER PARCEL LINE (OTHER THAN SUBJECT PROPERTY)
- 2-FT TOPOGRAPHY CONTOUR (FROM CARSON CITY MAP GEO DATABASE AND PLOT PLAN FOR LOT)
- CONCRETE, ASPHALT, OR PAVEMENT SURFACE

DRIVEWAY NOTE: Driveways shall not exceed 14% Slope

SETBACKS FOR SF6 ZONING PER SECTION 18.04.190 Residential districts intensity and dimensional standards:

- Front Yard (feet): 20
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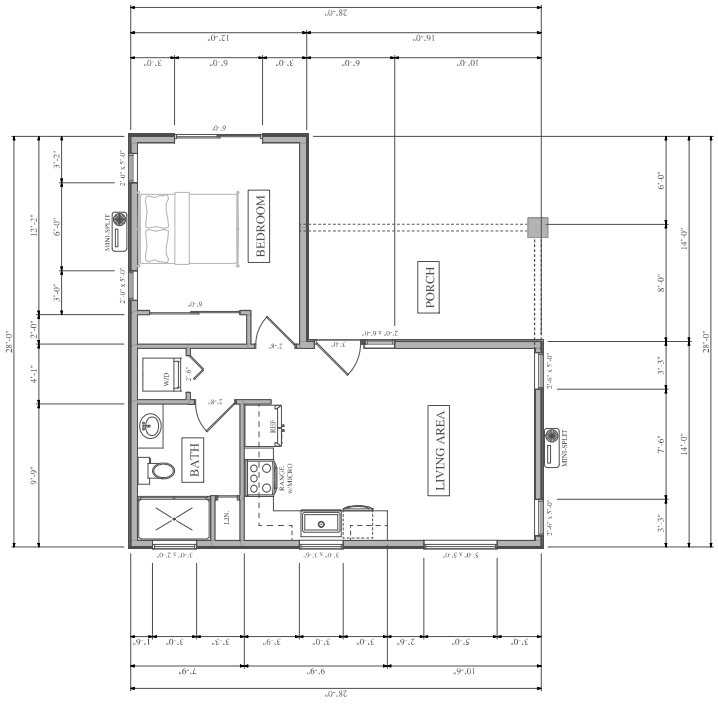
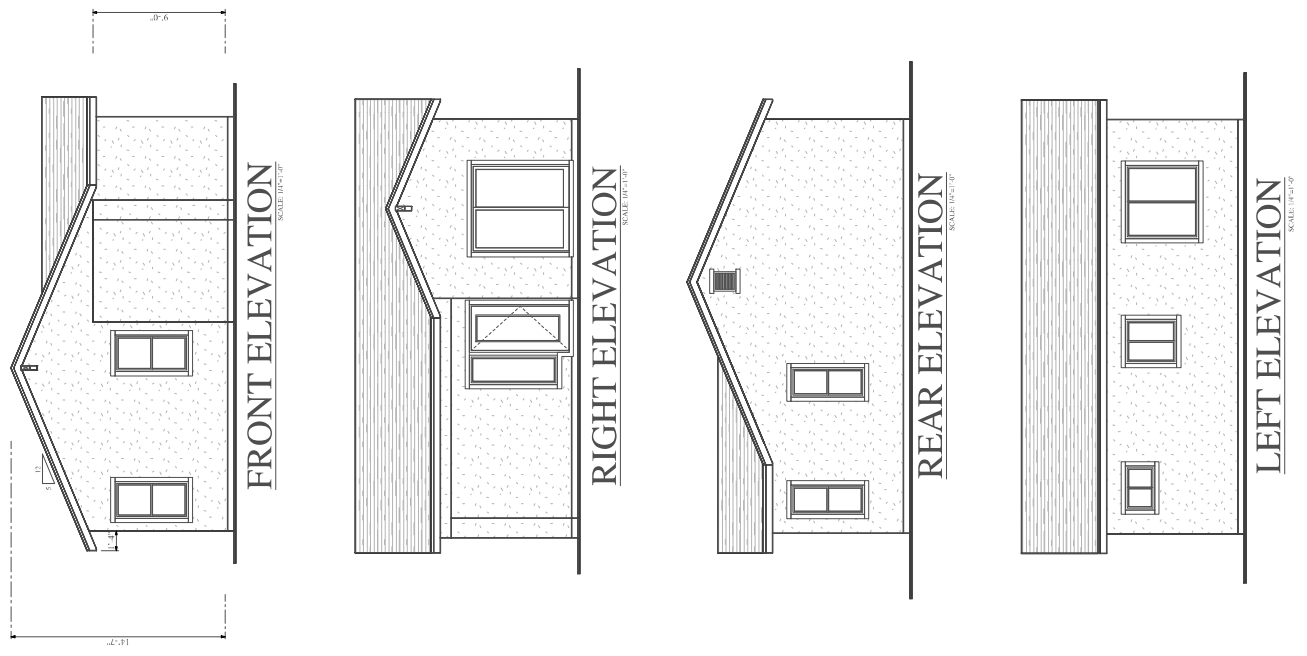
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POSITIVE DRAINAGE AWAY FROM STRUCTURES NOTE:
Positive Drainage Shall be Made Away from All Structures. 5% minimum for 10 feet for all unpaved structures. 1% minimum for paved surfaces.
Owner is responsible to perpetuate existing drainage.

1/4" DU = Necessary Dwelling Unit

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION										<p>PREPARED FOR: Daniel and Melanie Ropp 6887 Lookout Peak Dr Carson City, NV 89701 (775) 350-8490</p> <p>INCH@FULL SCALE 0" = 1/2" = 1"</p>		<p>WESTEX Consulting Engineers</p> <p>220 S. Rock Blvd, Ste 12 Reno, NV 89502</p>	<p>SIMPLIFIED SITE PLAN FOR IN-LAW QUARTERS APN 016-71-04 6887 Lookout Peak Dr</p> <p>CARSON CITY, NV WESTEX PROJECT# 23026.001-B</p>
NO.	DATE	DESCRIPTION														
<p>APPROVALS</p> <p>CIVIL SITE PLAN SHEET CL OF 1</p>																

UTILITIES HAVE BEEN REMOVED FROM THIS SITE PLAN FOR CLARITY. USA LOCATE HAS NOT BEEN PERFORMED. CALL 811 PRIOR TO ANY WORK!



NO.	REVISION/DATE	DATE

PROJECT INFORMATION
 Kopp Accessory Dwelling Unit
 6887 Lookout Peak Drive
 Carson City, Nevada - APN: 010-751-04

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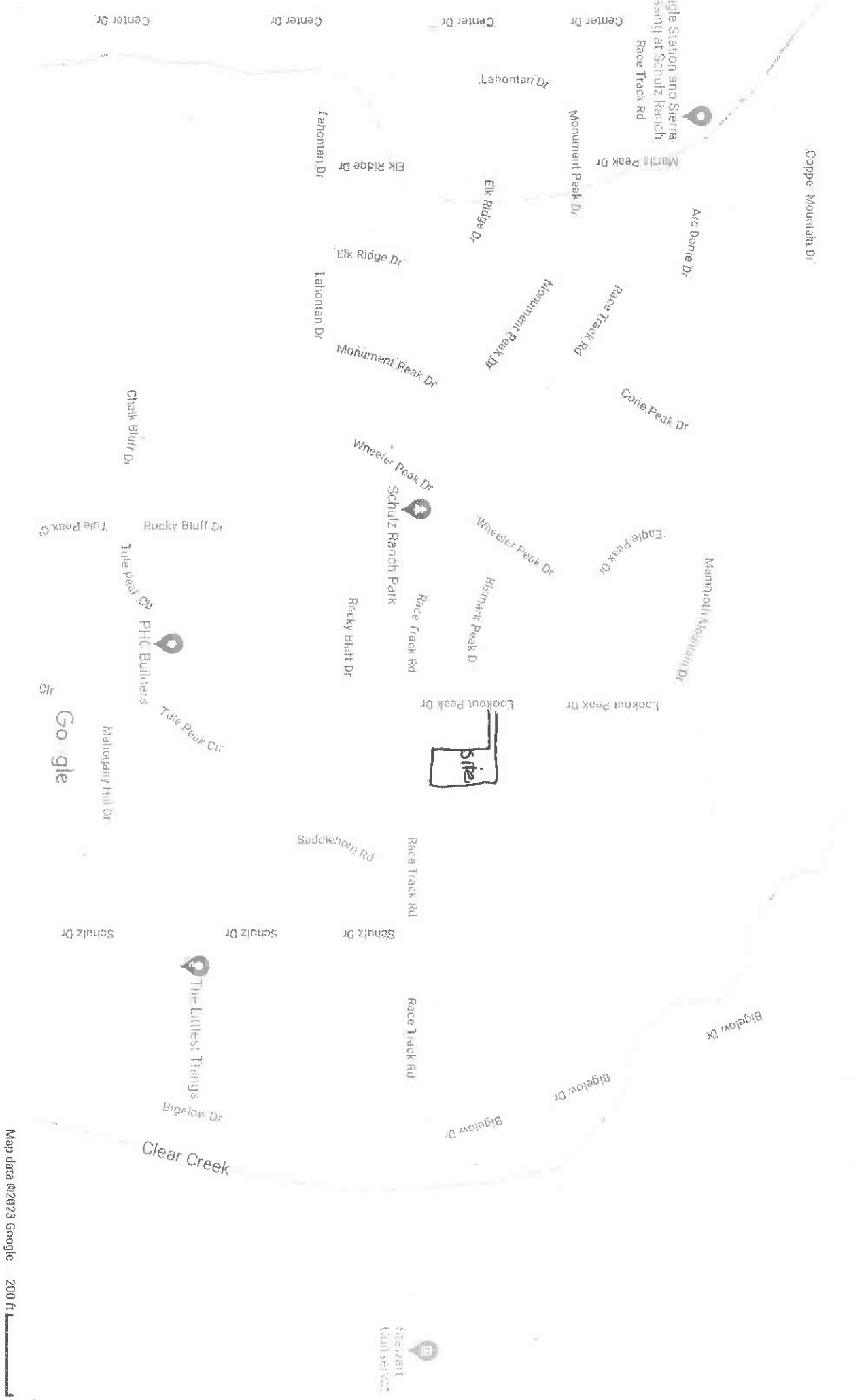
FLOOR PLAN & ELEVATIONS

REGISTERED ARCHITECT
 Brent B. Clark
 6887 Lookout Peak Drive
 Carson City, Nevada 89404
 775-241-8801
 www.brentclark.com

REGISTERED ENGINEER
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 Carson City, Nevada 89404
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DATE
 April 10, 2023

SHEET
 A2



Special Use Permit Findings

Owner/Applicant: Daniel and Melanie Ropp

6887 Lookout Peak Drive, Carson City , NV 89701

775-350-8490

Request: To allow an ADU in SF6 zoning

Location: 6887 Lookout Peak Drive

Zoning: Single Family 6,000 (SF6)

Master Plan Land Use Designation: Medium Density Residential

APN: 010-751-04

Special Use Permit Findings Prepared by: Melanie Ropp

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

The accessory dwelling unit ADU will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of the adjacent development and neighborhoods.

Balanced Land Use Pattern – Homeowner and builder will use sustainable building materials and construction techniques to promote water and energy conservation. For example, to conserve water we will have sink and shower faucets equipped with spray taps. This will also conserve energy because less hot water will flow from the faucets during each use.

Special Use Permit, Major Project Review

We will protect existing features; however, no trees are currently located in the backyard of the property. We will maintain the drainage and add additional trees to give character to the property.

We will meet all setback requirements. There are no transitions between non-residential and residential zoning districts.

There are no protected environmental sensitive areas in the proposed backyard.

Proposed ADU is not in a floodplain or geologic hazard area.

Services (ie, water, sewer, road improvements) will be consistent with existing house in subdivision. No additional resources are needed.

The SPA per the Land Use Map is Medium Density Residential (3-6) du/ac. By adding an ADU the density is still consistent with the Land Use Map.

Equitable Distribution of Recreational Opportunities – N/A

Economic Vitality – N/A

Livable Neighborhoods and Activity Centers – We will use durable, long-lasting building materials consistent with the neighborhood quality.

Connected City – N/A

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

A. North, South, West – Single Family 6,000 square foot, Medium Density Residential;
East - MH1A, Low Density Residential

B. By adding an ADU we will not hurt property values or cause problems to existing neighbors. The ADU will be occupied by a single adult. The structure will conform to the existing neighborhood architectural and color scheme. The ADU will be painted the same color as the existing house and follow the same roof line.

C. The ADU will not impact the neighbors other than they may see it from their backyard. It will look like a large shed from Race Track Road and not detract from the enjoyment of their property. The color and architecture will match the existing homes and blend in with other houses and sheds. Nothing in its appearance will be detrimental to the use, peaceful enjoyment or development of the surrounding properties and the general neighborhood.

D. Lighting will be comparable to landscape lighting. One light will be placed on the property near the front door approximately 6 feet high, one 100 watts bulb facing West.

E. Concrete patio will be between the ADU and existing home. Other landscape will consist of ground cover rock, plants and trees.

F. The project will allow the homeowner's elderly mother to live on the property in the immediate future as well as the long-term future. It will enable the occupant to age in the place and receive family care and assistance vs expensive external living facilities.

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

No detrimental effect on vehicular or pedestrian traffic. The ADU will be occupied by 1 adult with an additional parking pad already in place.

4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements. A. No impact to the school district. ADU occupant is 70+ in age.

B. No change to police or fire protection.

C. Water is supplied by city water. Water supply is adequate to meet the needs without degrading supply and quality of others in the area.

D. Drainage: Positive drainage shall be made away from all structures. 5% minimum for 10 feet for all unpaved structures. 1% minimum for paved surfaces.

E. Sewer line coming out of the ADU will need to go to a sewage grinder pump and then go through a pumped pressurized line to the front of the house. This is necessary as the depth to the sewer line in front of existing house is likely not deep enough to facilitate installing a gravity fed sewer line. Depth of existing sewer line at cleanout is approximately 3.5 feet below grade. It is going to be around 125 feet from ADU to sewer cleanout in front of existing house. At a 2% slope, you are losing 2.5 feet (so you would only have 1ft of groundcover which is not enough), so the sewer line coming out of the dwelling unit will need to go to a sewage grinder pump and then go through a pumped pressurized line to the front of the sewer line in front of your house.

F. No road improvement is needed.

G. Westex Consulting Engineers. 220 S Rock Blvd., Ste 12, Reno, NV 89502

5. Meets the definition and specific standards set forth elsewhere in the Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of the district.

The ADU meets all specific setback standards per the CCMC and the additional subdivision requirements. The ADU will be 30 feet from the North fence which is zoned MH1A, 20 feet from Race Track Road and 10 feet from existing subdivision homes. The zoning where the ADU is located is SF6. This ADU will be a guest building to house 1 individual. It will allow the home owner's mother to reside there while the homeowner's have minor children at home.

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

There will be no detrimental impact to public health, safety, convenience and welfare. 1 additional person living on the property will not impact any of those areas.

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

No material damage or prejudice to other property in the vicinity will occur. Project will not limit use of neighboring properties.

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: _____

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

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

Is or does the proposed development:


- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.


Applicant's Signature

Daniel Rapp
Print Name

4/11/2023
Date

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

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Melanie Rapp
Applicant's Signature

Melanie Rapp
Print Name

4/11/2023
Date

Payment Receipt: Carson City Taxes - WEB

From: receipt@velocitypayment.com

To: mropp50@sbcglobal.net

Date: Friday, August 12, 2022 at 10:42 AM PDT

Successful Payment Receipt

Please print this receipt for your records

Remittance ID: 2206317

Received: August 12, 2022 10:41AM PDT

Customer Email: mropp50@sbcglobal.net

Customer Phone Number: 7753508490

Number of Parcels: 4

Amount: \$5,512.29

Transaction Type: Debit

Paid By: Check

Check Information: Personal

Account Type: Checking

Account No. ****5731

RTN: *****4269

Name on Account: Melanie Ropp

Billing information: Address Line 1: 6887 Lookout Peak Drive

Country: United States

City: CARSON CITY

State: Nevada

ZIP Code: 89701

Source	Year	Property Key	Tax	Penalty	Total	Installment
RE	2022	01075104	1378.08	0.00	1378.08	1
RE	2022	01075104	1378.07	0.00	1378.07	2
RE	2022	01075104	1378.07	0.00	1378.07	3
RE	2022	01075104	1378.07	0.00	1378.07	4

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