

Item # 18B

**City of Carson City  
Agenda Report**

**Date Submitted:** August 10, 2010

**Agenda Date Requested:** August 19, 2010

**Time Requested:** 5 minutes

**To:** Mayor and Board of Supervisors

**From:** Public Works - Planning Division

**Subject Title:** Action to authorize the Public Works Department to submit an application for a HUD Community Challenge Planning Grant in the amount of \$100,000 to create a specific plan and zoning for the Fairview Drive mixed-use corridor. (Lee Plemel)

**Summary:** The Board of Supervisors is required to authorize the submittal of applications for grants in excess of \$25,000, pursuant to City Manager policy. The purpose of the Community Challenge Planning Grant is to encourage planning that coordinates housing, economic development, transportation, and environmental policies and goals. The Fairview Drive corridor plan would help implement the goals and policies of the Carson City Master Plan. A 20 percent City match is required for this grant, which may include in-kind services.

**Type of Action Requested:**

Resolution

Ordinance

Formal Action/Motion

Other ( )

**Does This Action Require A Business Impact Statement:**  Yes  No

**Recommended Board Action:** I move to authorize the Public Works Department to submit an application for a HUD Community Challenge Planning Grant in the amount of \$100,000 to create a specific plan and zoning for the Fairview Drive mixed-use corridor.

**Explanation for Recommended Board Action:** The Carson City Master Plan identified the adoption of mixed-use zoning districts as a high priority action item. The Fairview Drive corridor is designated Mixed-Use Commercial in the Master Plan, but is presently zoned Limited Industrial. Establishing a Specific Plan and mixed-use zoning for the area will help transition the area into a more compatible neighborhood mix of commercial and residential uses along this main access corridor from the freeway to the downtown area.

**Applicable Statute, Code, Policy, Rule or Regulation:** N/A

**Fiscal Impact:** \$25,000.


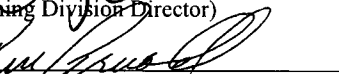
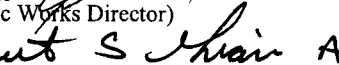
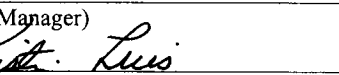
**Explanation of Impact:** The grant requires a 20 percent match by the City of the overall project cost. The project is estimated to be \$125,000, \$100,000 of which would be grant funds and \$25,000 of which would come from the City. The City's portion does not require cash for this particular grant, but may include in-kind services such as City staff time and materials and supplies used for the project. The City match, including in-kind services, would be made within existing budgets.

**Funding Source:** General Fund.

**Alternatives:** Do not apply for the grant.

**Supporting Material:** 1) Draft grant application responses

**Prepared By:** Lee Plemel, Planning Director

**Reviewed By:**   
(Planning Division Director)  
  
(Public Works Director)  
  
(City Manager)  
  
(District Attorney's Office)

Date: 7-28-10

Date: 8/10/10

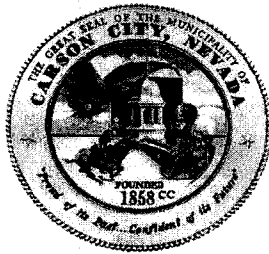
Date: 8/10/10

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**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_ Aye/Nay  
2) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)



## Carson City Planning Division

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### MEMORANDUM

Board of Supervisors Meeting of August 19, 2010

**FROM:** Lee Plemel, Planning Director  
**DATE:** July 26, 2010  
**SUBJECT:** HUD Community Challenge Planning Grant Application

Project Name: Fairview Drive Mixed-Use Corridor Specific Plan and Zoning

Requested Grant Funding: \$100,000

Required Non-Federal Matching Funds (In-Kind): \$25,000 (includes City staff time)

Source of Non-Federal Matching Funds: General Fund, Public Works budget

Project Description: The project would create a Specific Plan and zoning for the Fairview Drive mixed-use corridor from the freeway to Carson Street to plan for the future development of the corridor in conformance with the Carson City Master Plan.

Application Due Date: August 23, 2010.

Purpose of Grant: The purpose of the grant, in part, is to promote planning that coordinates housing, economic development, transportation, and environmental policies and goals. Applicants for this grant must demonstrate that their project aligns with HUD's Livability Principles, which are:

- a. Promote more transportation choices
- b. Promote equitable, affordable housing.
- c. Enhance economic competitiveness.
- d. Support existing communities.
- e. Coordinate policies and leverage investment.
- f. Value communities and neighborhoods.

Fairview Corridor Background and Context:

The Envision Carson City Master Plan update process was completed in 2006. The master plan anticipates a transition of many existing areas from their current industrial-commercial uses to more mixed-use development patterns. The master plan also identifies certain areas as Activity Centers, including an area along the Fairview corridor at Saliman Road, near the freeway. One of the ten "guiding principles" of the master plan is to create "compact, mixed-use activity centers." The Carson City Master Plan states:

*Guiding Principle 7: Compact, Mixed-Use Activity Centers – Carson City will encourage the creation of compact, mixed-use activity centers in easily accessible and highly visible locations of the community. These activity centers will promote the efficient use of available commercial lands and concentrate retail services in pedestrian and transit-oriented development nodes that may be easily accessed from and serve surrounding neighborhoods. Activity centers will vary in size and composition (i.e. vertical or “stacked” mixed-use or horizontal or “side-by-side” mixed-use), depending upon their location, context and level of priority. The Downtown district will be the largest and highest priority activity center.”*

The master plan designates the Fairview corridor as Mixed-Use Commercial. The community's vision for Mixed-Use Commercial areas, as identified in the Master Plan, is as follows:

*The MUC designation is intended to encourage a more compact, mixed-use pattern of development along the City's major gateway corridors than that which that exists today. While commercial retail and offices will generally be the primary uses in MUC areas, a percentage of the total land area of each site may be devoted to higher density residential uses, such as townhomes, apartments, lofts, and live-work units—creating a diverse mix of uses that make it possible to live, work, and meet day-to-day needs within close proximity. MUC development should incorporate pedestrian-friendly design elements and should be designed with clear connections to transit stops and surrounding development.*

The master plan also contains an Action Plan that lists and prioritizes implementation measures that need to be accomplished to implement the plan. The Action Plan identifies more than 100 total actions, but identifies five “priority actions.” One of these five priority actions is to establish mixed-use zoning districts to implement the Mixed-Use Commercial, Mixed-Use Residential and Downtown Mixed-Use land use designations.

Planning staff reductions and budget constraints have not allowed the city to pursue additional mixed-use zoning as identified in the master plan. Planning staff feels strongly that a robust public participation process must accompany such a large planning effort, such as that which occurred during the Envision Carson City Master Plan process and downtown mixed-use zoning. Outside help is needed for the City to be able to implement these mixed-use districts in accordance with the master plan.

For more information on the HUD Community Challenge and Tiger II Planning Grants, link to: <http://www.hud.gov/offices/adm/grants/nofa10/huddotnofa.cfm>  
Or contact Lee Plemel, Planning Director, at 887-2180 ext. 30075, or [lplemel@carson.org](mailto:lplemel@carson.org).