

Item # 7E

**City of Carson City
Agenda Report**

Date Submitted: December 12, 2006

Agenda Date Requested: December 21, 2006

Time Requested: 45 minutes

To: Mayor and Board of Supervisors

From: Planning Division

Subject Title: Action to approve a Tentative Planned Unit Development application known as Mills Landing from Capital Engineering (property owner: DGD Development & MSB Properties) to allow a mixed use development on approximately 10.14 acres resulting in 94 single family dwelling units on approximately 7.7 acres and a Commercial/Retail development on approximately 2.4 acres with associated **Variances** to allow a reduction in the 30 foot minimum building setback from an adjacent residential zoning district to vary from 20 foot driveway requirement, PUD periphery setbacks and related parking variances from city requirements and a **Special Use Permit** request to allow residential uses in General Commercial (GC) zoning district in addition to model homes, temporary sales office and associated flags/flagpoles and associated zoned change on property zoned General Commercial (GC), located at 1208 E. William Street and State Street, APN(s) 002-441-21 and 002-441-23. (File TPUD-06-202)

Staff Summary: The Tentative Planned Map is for the proposed Planned Unit Development known as Mills Landing. The request would allow subdivision of two parcels into 94 residential lots on 7.7 acres and a Commercial/Retail development of 2.4 acres, with approximately 30% of open space totaling 3.0 acres on a 10.14 acre site, north of William Street and west of State Street.

Type of Action Requested:

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

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval 6 Ayes, 0 Nays and 1 absent at the regularly scheduled Planning Commission Meeting of November 29, 2006.

Recommended Board Action: I move to approve a Tentative Planned Unit Development application known as Mills Landing from Capital Engineering (property owner: DGD Development & MSB Properties) to allow a mixed use development on approximately 10.14 acres resulting in 94 single family dwelling units on approximately 7.7 acres and a Commercial/Retail development on approximately 2.4 acres with associated **Variances** to allow a reduction in the 30 foot minimum building setback from an adjacent residential zoning district to vary from 20 foot driveway requirement, PUD periphery setbacks and related parking variances from city requirements and a **Special Use Permit** request to allow residential uses in General Commercial (GC) zoning district in addition to model homes, temporary sales office and associated flags/flagpoles and associated