

Item # 7F

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 and Community Development

**Subject Title:** Action to approve a Tentative Common Open Space Subdivision Map Application known as Summer Hawk from Capitol Engineering (property owner: Stanton Park Development and Hansler, LLC) to allow construction of 201 residential units on approximately 75 acres with approximately 473 acres in open space totaling approximately 548 acres on property zoned Conservation Reserve (CR)/Single Family 12,000 (SF 12) and to allow a lot size reduction from the Conservation Reserve (CR) and Single Family 12,000 (SF12) standards to an 8,000 square foot minimum lot size, in addition to a reduction in setback/lot width standards. This development is located approximately 1,030 feet west of the intersection of Rhodes and South Curry Street . APN's 009-021-02, 009-031-01, 02, 07, and 009-151-01. (File TSM-06-203).

**Staff Summary:** The Tentative Subdivision Map is for the proposed common open space development known as Summer Hawk. The request would allow subdivision of five parcels into 201 residential lots with approximately 473 acres as parkland and open space totaling 548.2 acres, approximately 1,030 feet west of Rhodes Street/Curry Street intersection.

**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 Common Open Space Subdivision Map Application known as Summer Hawk from Capitol Engineering (property owner: Stanton Park Development and Hansler, LLC) to allow construction of 201 residential units on approximately 75 acres with approximately 473 acres in open space totaling approximately 548 acres on property zoned Conservation Reserve (CR)/Single Family 12,000 (SF 12) and to allow a lot size reduction from the Conservation Reserve (CR) and Single Family 12,000 (SF12) standards to an 8,000 square foot minimum lot size, in addition to a reduction in setback/lot width standards. This development is located approximately 1,030 feet west of the intersection of Rhodes and South Curry Street . APN's 009-021-02, 009-031-01, 02, 07, and 009-151-01. (File TSM-06-203).