

DOWNTOWN DESIGN REVIEW
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A Downtown Design Review hearing was scheduled for 9:30 a.m. on Tuesday, December 17, 2002 in the Planning and Community Development Department Conference Room, 2621 Northgate Lane, Suite 62, Carson City, Nevada.

PRESENT: Lee Plemel, Hearing Examiner
Jennifer Pruitt, Associate Planner
Blaine Hansen, Applicant
Kathleen King, Recording Secretary

NOTE: A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

A. CALL TO ORDER (1-001) - Mr. Plemel called the hearing to order at 9:35 a.m.

B. MODIFICATIONS TO THE AGENDA (1-005) - None.

C. PUBLIC COMMENT (1-006) - None.

D. PUBLIC HEARING:

DG-02/03-6 ACTION ON A REQUEST FROM (1-009) - Mr. Plemel advised that the applicant previously participated in a major project review wherein he received input from various Development Services Department staff. He noted that modifications to the plans had subsequently been incorporated. He advised that the project requires a special use permit which application will be reviewed by the Planning Commission at their December 18th meeting.

Mr. Plemel referred to Section 6 of the City's Development Standards and provided a brief overview of the same. He noted that the project site is located in the downtown commercial area; the Ormsby House parking garage is across the street and there are existing, single family residences on the same block. At Mr. Plemel's request, Mr. Hansen provided architectural detail of the project. He advised that there are four other structures on the same block, two of which are very small residences. The existing structure on the subject property is approximately 800-900 square feet, was built in the 1920s, and will be demolished. Mr. Hansen advised that the project includes two buildings of new, modern construction. The building materials will be compatible with the surrounding area, including horizontal lap masonite siding, a stone veneer, and window shutters. The roof will be an 8 and 12 pitch with a 25-year, architectural-grade, composition shingle. Mr. Hansen referred to the "long, straight wall" which makes up the rear elevation and suggested including shingle siding on the gabled ends. He advised that the windows will be dual pane, vinyl and the doors will be raised panel steel. He further advised that the gabled ends will include rake shingles along the edges of the fascia. Standard, residential lighting will be installed at the doors and Mr. Hansen acknowledged that there is no plan to include commercial lighting. He further acknowledged that the trash enclosure will be screened and located on the interior of the project.

Ms. Pruitt commented that the architectural features added since the major project review are "very nice." She noted that Mr. Hansen has demonstrated sensitivity to the surrounding area in the design of the proposed

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buildings. She advised that the special use permit process will address photographic documentation of the existing structure required by the State Historic Preservation Office. Discussion took place regarding the possibility of salvageable materials on the inside of the structure.

Mr. Plemel referred to the elevation drawings and discussion took place with regard to incorporating an architectural feature to break up the length of the rear elevation wall. Mr. Hansen suggested shingles and Ms. Pruitt suggested extending the stone veneer up the wall. Mr. Plemel requested Mr. Hansen to present drawings incorporating all plan modifications at the time the building permit application is submitted. Mr. Hansen responded to questions regarding the depth of the overhangs on each end of the facade. He acknowledged that there are no plans for rooftop equipment. In response to a question regarding HVAC equipment, he advised of plans to install a gas pack in the attic. A compressor will need to be installed outside and Mr. Plemel suggested that it should be located on the interior of the site.

Mr. Plemel found that the project uses acceptable materials, including stone and siding appropriate in scale and character for the neighborhood. The proposed textures and paint colors are acceptable and compatible with the neighborhood. The project is generally described as one-story buildings proportionate to surrounding buildings, and the project meets setback requirements. The project incorporates proportionate door and window openings and appropriate roof shapes and profiles for the area. Equipment and trash collection will be appropriately screened and the project includes no commercial lighting; the only lighting to be used is residential. Mr. Plemel approved the application with the comments noted during this meeting regarding the exterior elevations. He noted the applicant represented that the changes will be made to the final plans.

E. ADJOURNMENT (1-245) - Mr. Plemel adjourned the hearing at 9:58 a.m.

The Minutes of the December 17, 2002 Downtown Design Review hearing are so approved this ____ day of December, 2003.

LEE PLEMEL, Hearing Examiner