



# STAFF REPORT

**Report To:** Board of Supervisors

**Meeting Date:** June 16, 2016

**Staff Contact:** Hope Sullivan, Planning Manager

**Agenda Title:** For Possible Action: To consider a request from Capstone Communities for Tentative Subdivision Map known as Arbor Villas, consisting of 147 single family attached residential lots on property zoned Multi-Family Apartment (MFA), located on Little Lane, APN 004-021-13. (Hope Sullivan, hsullivan@carson.org)

**Staff Summary:** Per the provisions of Section 17.05.010 of the Carson City Municipal Code (CCMC), the Board of Supervisors is authorized to approve a Tentative Subdivision Map. The Planning Commission makes a recommendation to the Board. The Planning Commission reviewed the subject application at its meetings of April 27, 2016, and May 25, 2016, and has recommended approval of the request based on the ability to make the required findings subject to Conditions of Approval.

**Agenda Action:** Formal Action/Motion

**Time Requested:** 45 minutes

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## **Proposed Motion**

I move to approve TSM-16-023, a Tentative Subdivision Map known as Arbor Villas, consisting of 147 single family attached residential lots on property zoned Multi-Family Apartment (MFA), located on Little Lane, APN 004-021-13, based on the ability to make the required findings in the affirmative and subject to the conditions of approval contained in the Memorandum dated June 1, 2016 from the Planning Manager to the Board of Supervisors.

## **Board's Strategic Goal**

Quality of Life

## **Previous Action**

At its meeting of May 25 2016, the Planning Commission voted 4-2, 1 absent to recommend approval of the subject application based on the ability to make the required findings in the affirmative subject to conditions of approval.

## **Background/Issues & Analysis**

Please see attached memorandum from the Planning Manager dated June 1, 2016.

## **Applicable Statute, Code, Policy, Rule or Regulation**

CCMC 17.05 (Tentative Maps), CCMC 17.07.005 (Findings); CCMC 18.04.105 (Multi-Family Apartment (MFA) Residential District

## **Financial Information**

Is there a fiscal impact?  Yes  No

If yes, account name/number:

Is it currently budgeted?  Yes  No

Explanation of Fiscal Impact:

**Alternatives**

1. Approve the Tentative Subdivision Map subject to conditions different than those recommended by the Planning Commission based on the ability to make the required findings.
2. Deny the Tentative Subdivision Map based on the inability to make the required findings, stating which findings can not be made.
3. If additional information is submitted to the Board of Supervisors that the Board believes warrants further review and consideration of the application by the Planning Commission, refer the matter back to the Planning Commission.

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

Aye/Nay

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(Vote Recorded By)