



# Board of Supervisors

December 1, 2016



# 30A: MPA-16-091

# 30B: TPUD-16-092

- Request to change the Master Plan Land Use Designation on a 5.6 acre portion of the property from Medium Density Residential to Mixed Use Residential.
- Request for a Tentative Planned Unit Development, including a zoning map amendment and a special use permit, to allow 212 Single Family Residential Units, a 96 bed congregate care facility, trails, a park, and roads.
- Owner: Andersen Family Associates
- Applicant/Agent: Lumos and Associates
- Address: North Ormsby Blvd and 1450 Mountain Street
- APNs: 007-573-06 and -08
- Zoning: Single Family 6,000 (SF6) and Single Family 12,000 (SF12), Single Family 1 Acre (SF1A)

# Development Site



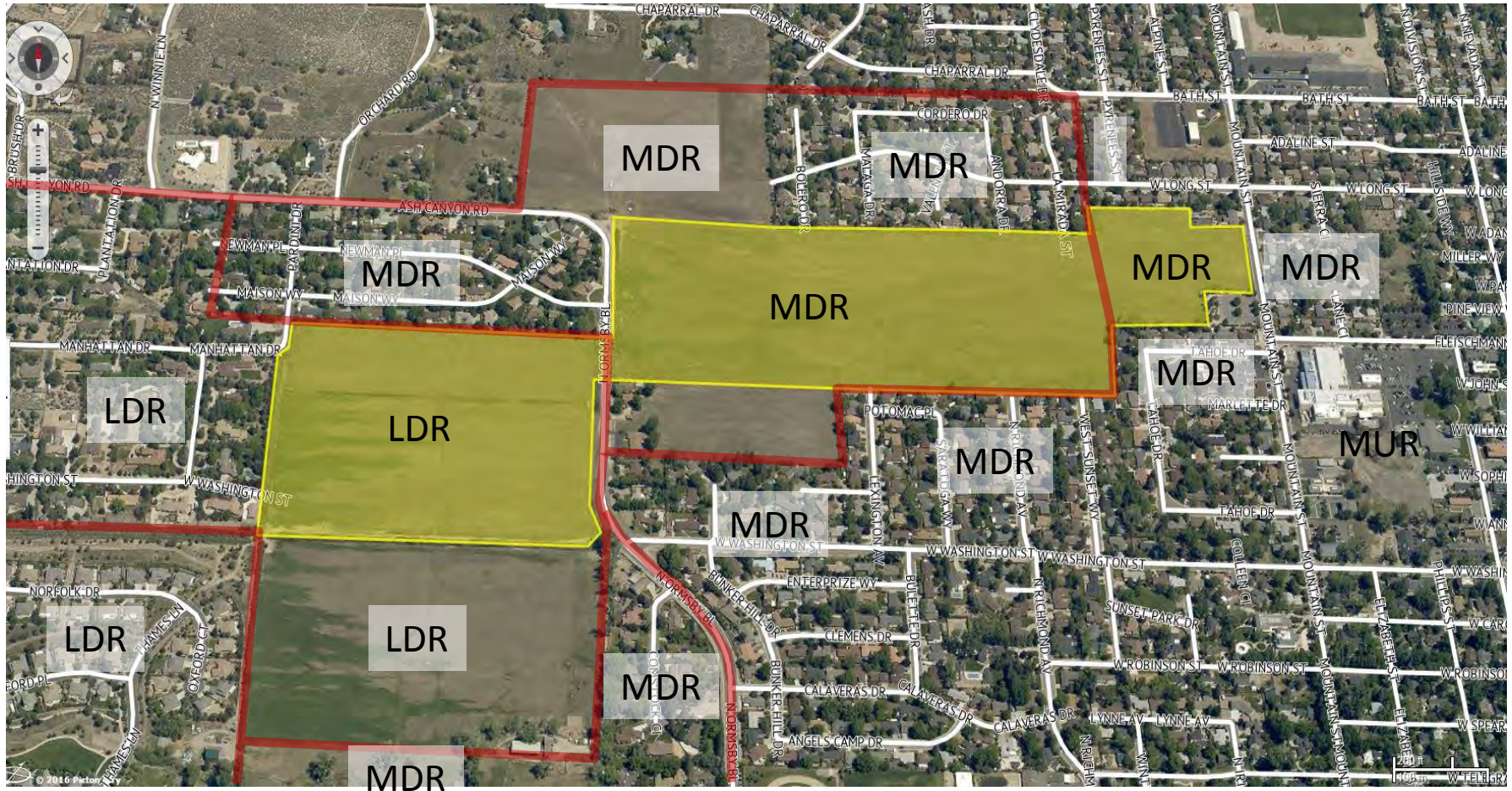


# Existing and Adjacent Zoning



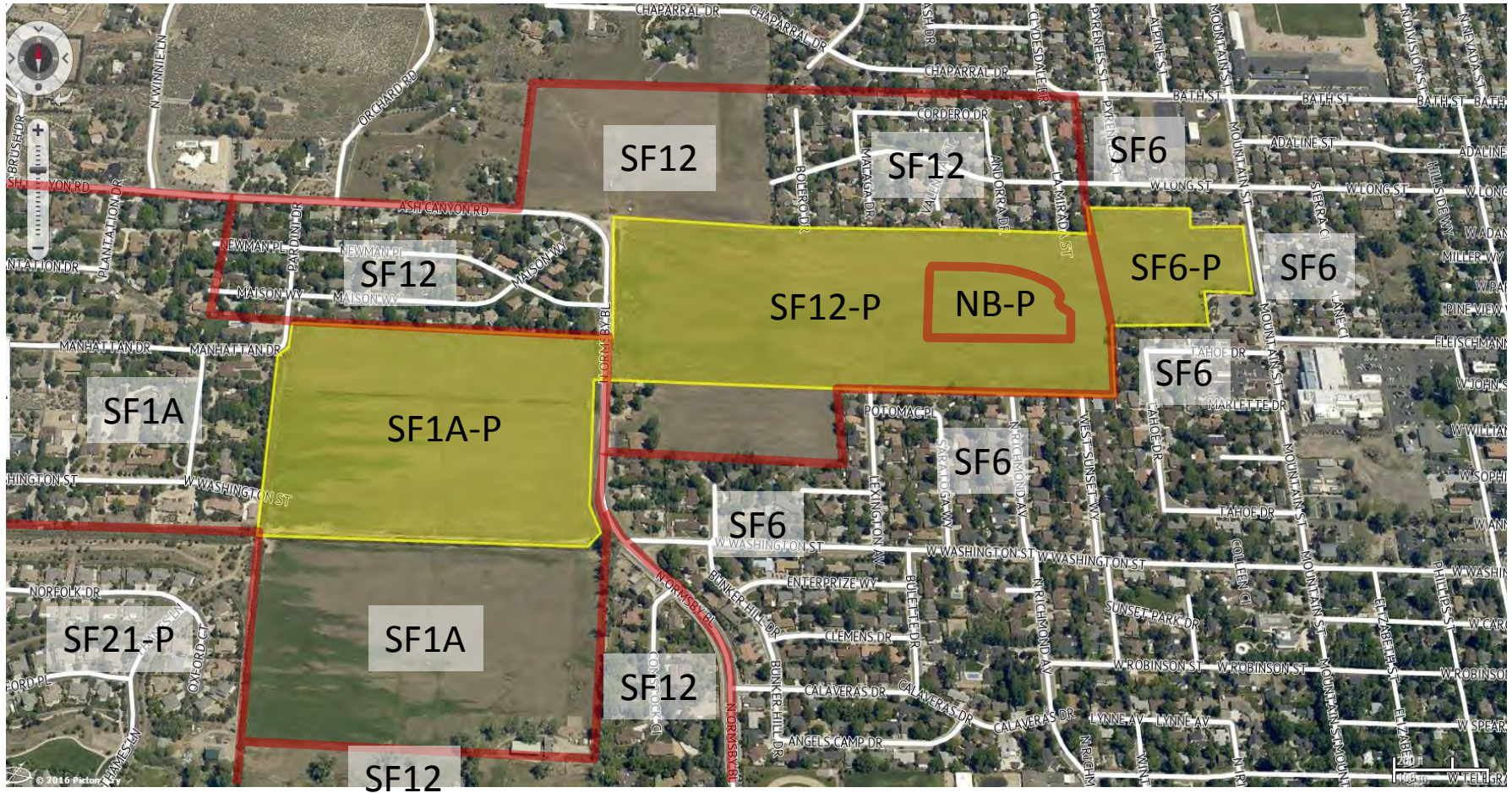


# Existing and Adjacent Master Plan Designations





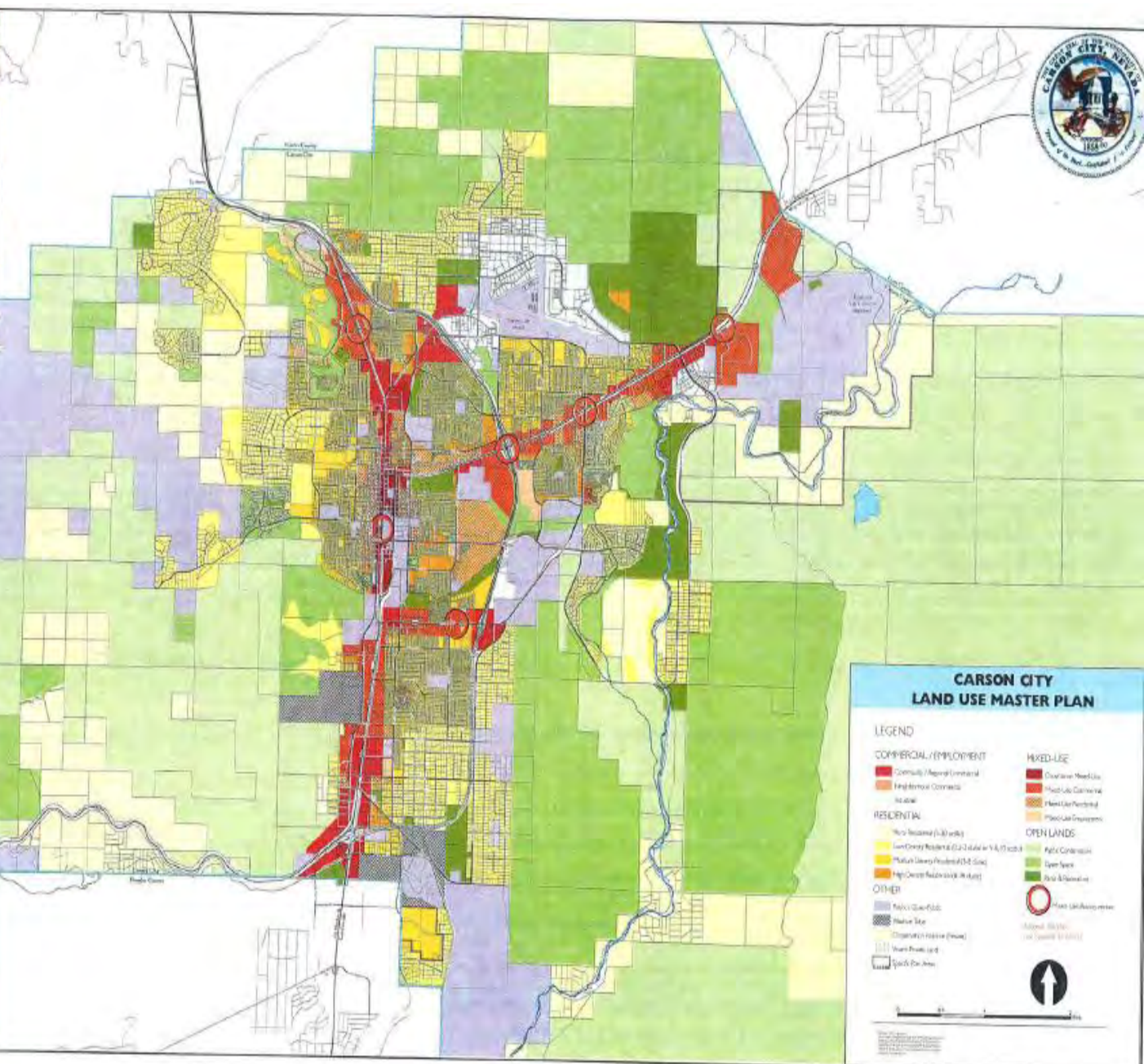
# Proposed Zoning



# Site Plan







### CARSON CITY LAND USE MASTER PLAN

**LEGEND**

<b>COMMERCIAL / EMPLOYMENT</b>	<b>MIXED-USE</b>	
<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Central / Major Commercial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> High Density Commercial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Local</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Downtown Mixed-Use</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use Commercial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use Residential</li> </ul>	
<b>RESIDENTIAL</b>	<b>OPEN LANDS</b>	
<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> High Density Residential (3-4 Units)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> Medium Density Residential (2-3 Units)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightyellow; border: 1px solid black; margin-right: 5px;"></span> Low Density Residential (1-2 Units)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightorange; border: 1px solid black; margin-right: 5px;"></span> High Density Residential (4-6 Units)</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> Agricultural</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black; margin-right: 5px;"></span> Open Space</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: darkgreen; border: 1px solid black; margin-right: 5px;"></span> Park &amp; Recreation</li> </ul>	
<b>OTHER</b>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Public / Civic / Institutional</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: grey; border: 1px solid black; margin-right: 5px;"></span> Marine / Ship</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgrey; border: 1px solid black; margin-right: 5px;"></span> Community / Public (Future)</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black; margin-right: 5px;"></span> Urban Fringe / Light</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dotted black; margin-right: 5px;"></span> Special Use Areas</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid red; border-radius: 50%; margin-right: 5px;"></span> Major Interchanges</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Major Roadway</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black; margin-right: 5px;"></span> Local Roadway</li> </ul>



## I A BALANCED LAND USE PATTERN

*Establishing a balance of land uses within the community promotes vitality and long-term economic stability. A balanced community is able to provide employment opportunities for its residents as well as a diverse choice of housing, recreational opportunities, and retail services. Carson City strives to maintain its strong employment base and extensive network of public lands while increasing housing options and the availability of retail services to serve residents of the City and surrounding growth areas.*

*Principles for achieving a more Balanced Land Use Pattern focus on:*

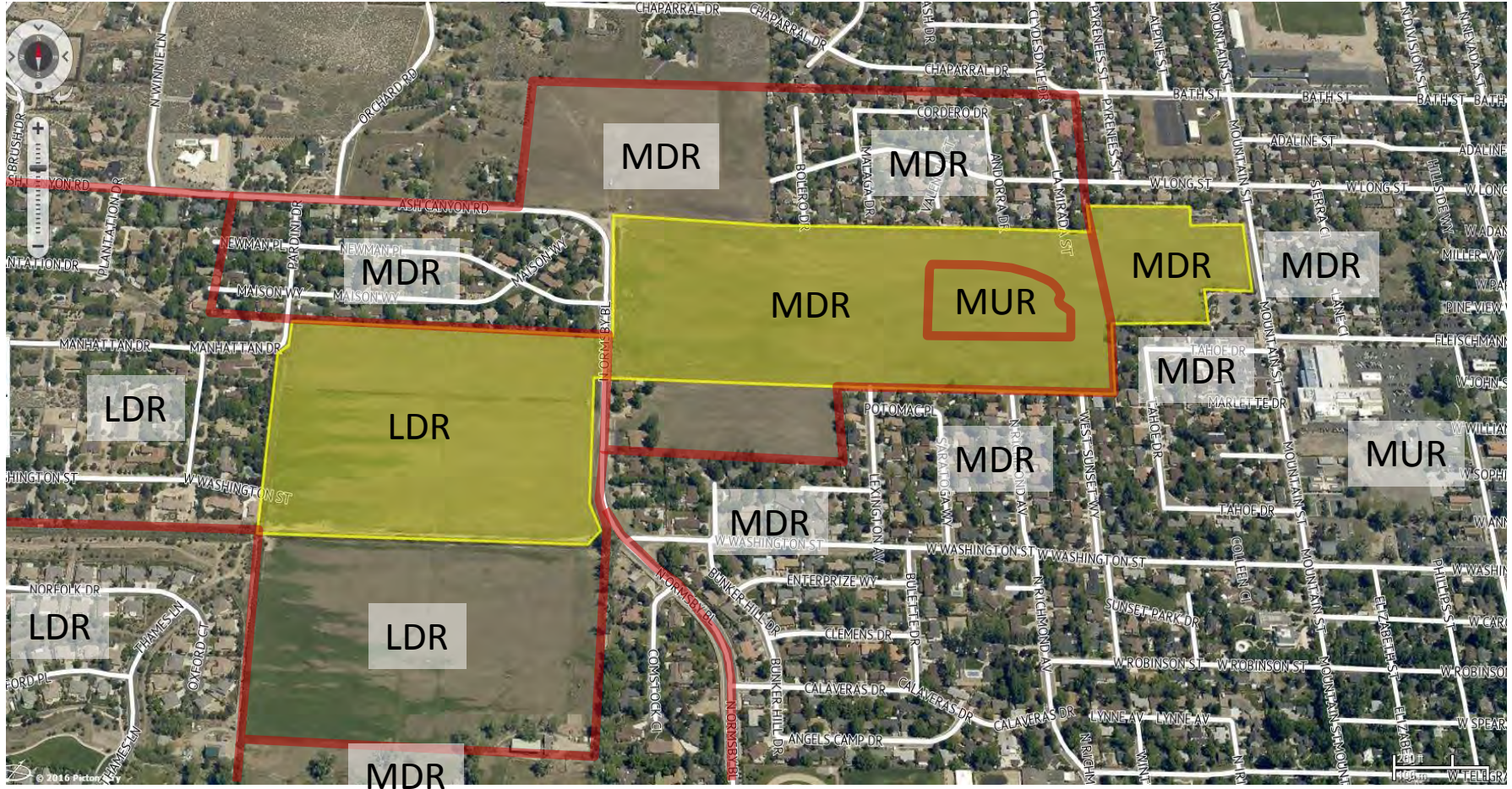
- *Balancing future growth with available water resources and sewer capacity;*
- *Encouraging infill and redevelopment within the City's existing urbanized area;*
- *Maintaining a compact development footprint through the retention of public lands, the acquisition of open space, and the protection of natural areas; and*



Carson City will maintain a compact development footprint.



# Proposed Master Plan





# Site Plan

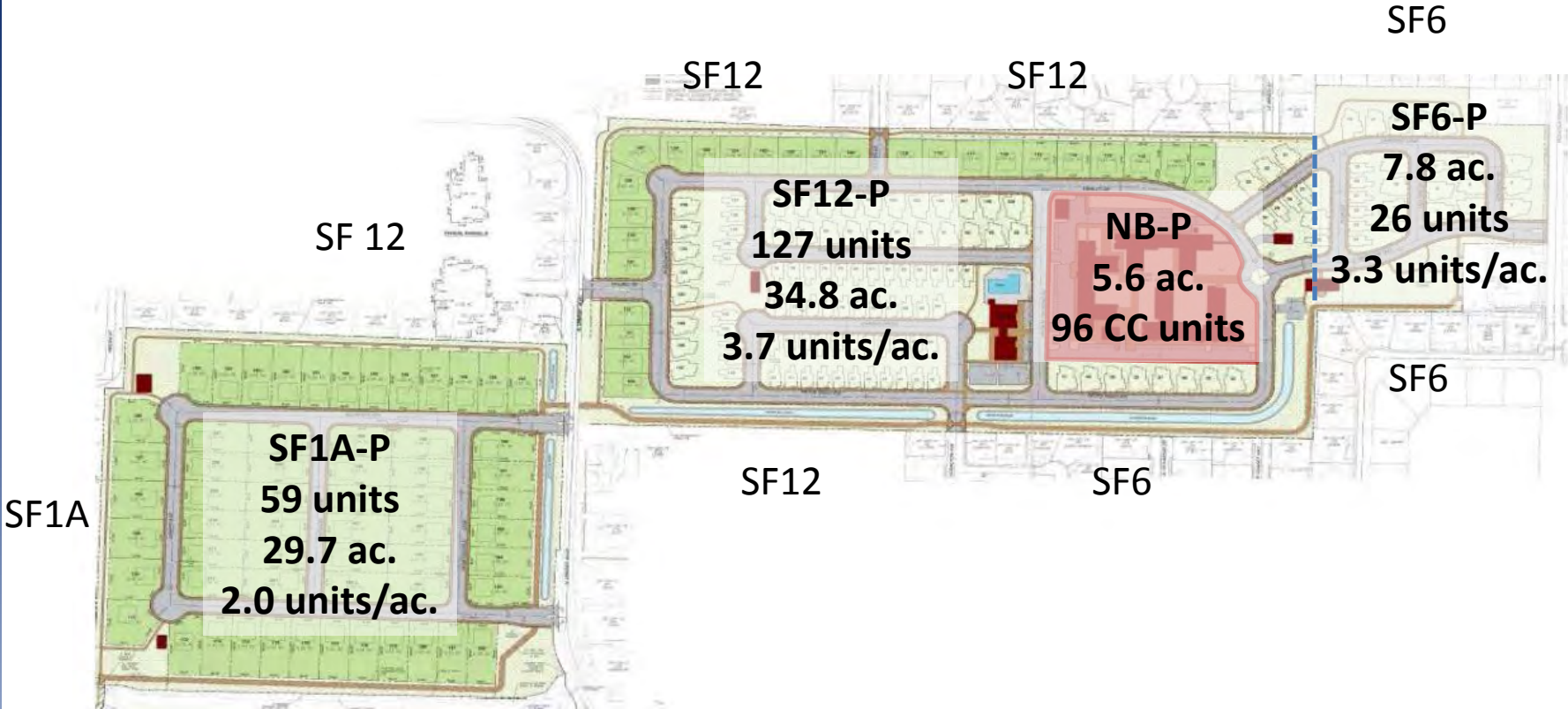


# Proposed Table of Permitted Uses

Zone	Permitted Uses	Notes
SF12	Single Family Residential	Ancillary uses per CCMC
SF6	Single Family Residential	Ancillary uses per CCMC
SF6	Sales Center	Hours of Operation 9:00 AM – 6:00 PM
NB	Congregate Care	Building shall not exceed one story
NB	Assisted Living Center	Building shall not exceed one story
NB	Independent Living Center	Building shall not exceed one story
NB	Personal Services (art galleries, libraries, café's, resident food service, salons, barber shops, dry cleaners, similar	Limited to use by residents and guests only. Commercial uses open to general public are prohibited.
NB	Gym / fitness center	Limited to use by residents and guests only. Commercial uses open to general public are prohibited.
NB	Medical Office	Ancillary to assisted / independent living and congregate care residents only.
NB	General Office	Limited to Vintage at Kings Canyon Administrative Offices only.
NB	Sales Center	Hours of operation shall be between 9:00 AM – 6:00 PM.



# Proposed Development Densities



SF21-P

SF1A

Existing Zoning	Acres	Permitted Units (PUD)	Proposed Zoning	Acres	Permitted Units (PUD)	Proposed Units
SF6	7.8	62.6	SF6-PUD	7.8	62.6	26
SF12	40.4	161.5	SF12-PUD	34.8	139.1	127
			NB-PUD	5.6	96 CC units w/SUP	96 CC units
SF1A	29.7	32.7	SF1A-PUD	29.7	32.7	59
<b>Totals</b>	<b>78.9</b>	<b>256</b>		<b>78.9</b>	<b>234 + 96 CC units</b>	<b>212 + 96 CC units</b>

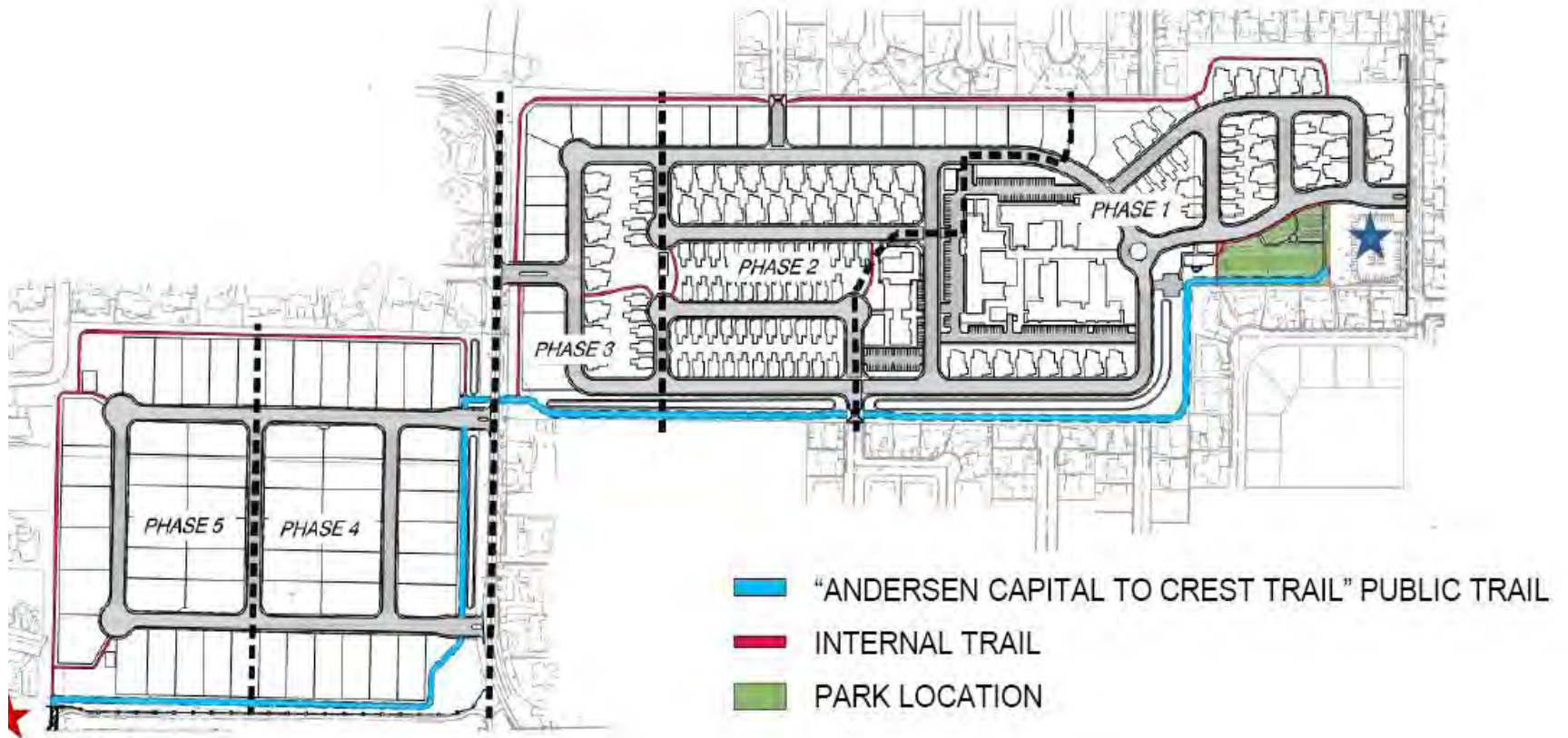


ASSISTED LIVING





# Site Plan with Trails







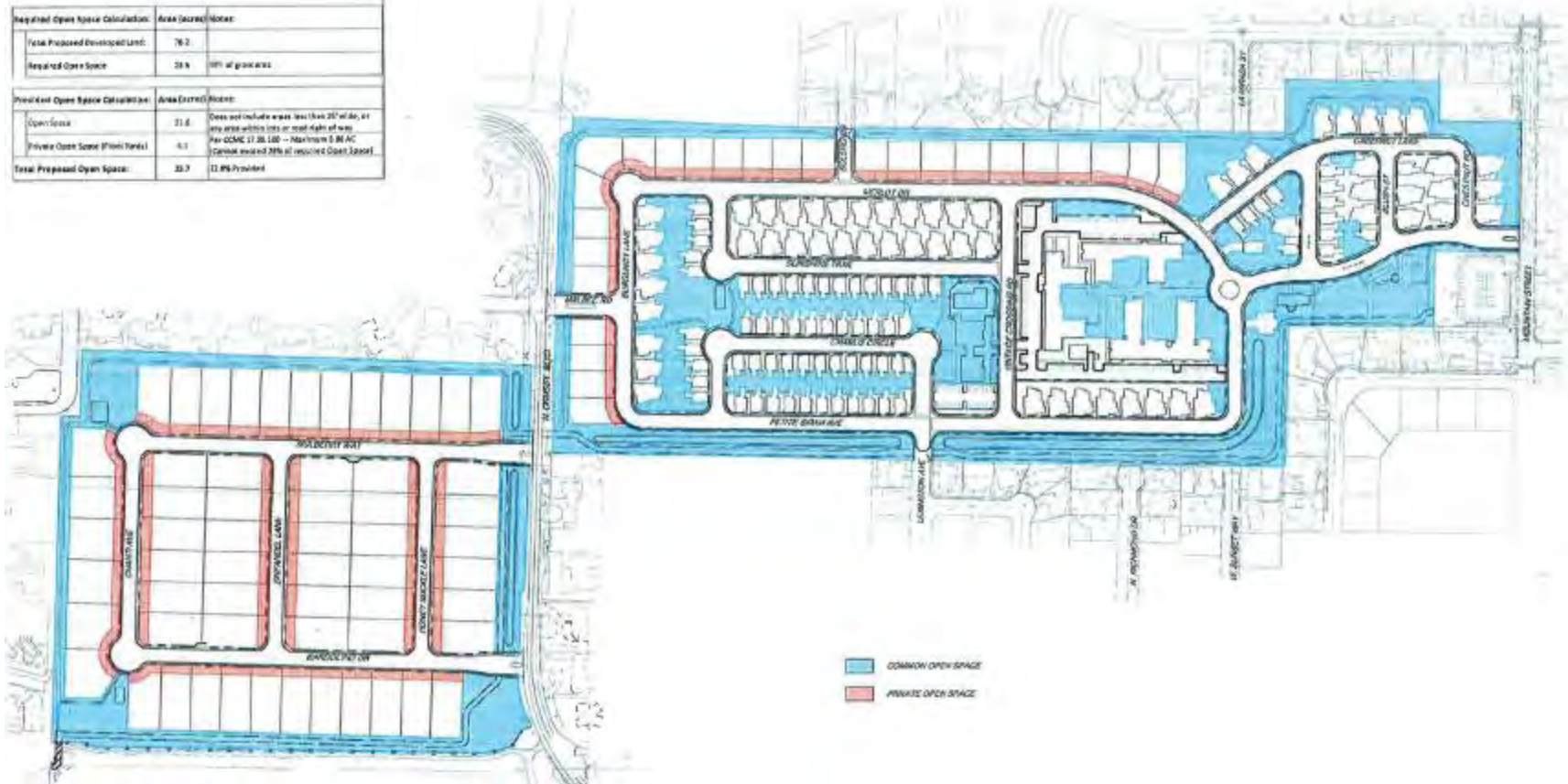
# OPEN SPACE DIAGRAM

## THE VINTAGE AT KINGS CANYON Open Space Calculation

Required Open Space Calculation: Area (Acres) Notes:		
Total Proposed Developed Land:	76.2	
Required Open Space:	28.9	38% of gross area

Proposed Open Space Calculation: Area (Acres) Notes:		
Open Space:	31.6	Does not include water areas less than 20' wide, or any other surface less or equal to 40' wide.
Private Open Space (Paved Parks):	4.1	Per OCMC 17.30.140 - Maximum 0.30 AC. Cannot exceed 20% of required Open Space.
Total Proposed Open Space:	35.7	114% Provided





# Additional Conditions of Approval

- Handbook 1.2: Add a sentence to the first paragraph stating “The allowable uses identified in this handbook may only be modified by the Board of Supervisors utilizing the Planned Unit Development process identified in CCMC 17.09.040.”
- Residential parking is required to be consistent with Division 2 of the Carson City Development Standards.
- Modify condition 19 to add a second sentence stating “The CC&Rs shall be consistent with the application, the conditions of approval, and the handbook.”
- Handbook 1.5.2 to be modified to state “Minor deviations of 10 percent or less may be considered by the Community Development Director consistent with the provisions of CCMC 18.02.085.10 (Minor variances)
- The handbook shall be modified to state all buildings shall be limited to one story, with a maximum height of single family homes and ancillary buildings of 22 feet and a maximum height of the congregate care buildings of 28 feet. Measurement shall be from existing grade to the highest point on the roof.
- To the extent the handbook is in conflict with the Conditions of Approval, the Conditions of Approval take precedence. Prior to approval of the first Final Map, any identified inconsistencies must be corrected in the handbook.
- The following grammatical / typographical errors must be corrected in the Handbook prior to Final Map approval.
  - 1.4.2.d: Sentence should read “no more than 25 percent ...”
  - 1.4.1.a: Sentence should read “... residential uses with lots ...”
  - 3.10: remove letter T from after sentence.