COMMUNITY DEVELOPMENT REPORT

JUNE 2018

Community Development Department
Annual permits through May 2018
May 2018 Total Permit Valuation: $7.3 Million
Annual permits through May 2018

May 2018 Total Housing Unit Permits:
- 12 Single-Family Detached
- 12 Multi-Family

SFD – Single Family Detached
SFA – Single Family Attached
MH – Manufactured Home
DUP – Duplex
MF – Multi-Family (3+ attached units)
UNDER ZONING REVIEW

RAILROAD STREET

Master Plan Amendment and Zoning Map Amendment for a 27-acre portion of the Lompa Ranch Specific Plan Area to change the zoning from Agriculture to Single Family 6,000

Scheduled for review by the Board of Supervisors on June 21, 2018

Project Status Updated June 12, 2018

Community Development Department
A Special Use Permit to create an interactive outdoor space to include fencing, ground cover and interactive play and display features in front of the Children’s Museum on property zoned Public Community. (SUP-18-082)

Scheduled for review by the Planning Commission on June 27, 2018

Project Status Updated June 12, 2018
A Special Use Permit for a 11,407 square feet expansion to Fremont Elementary School on property zoned Public. (SUP-18-083)

Scheduled for review by the Planning Commission on June 27, 2018
A Special Use Permit for a 12,580 square feet expansion to Mark Twain Elementary School on property zoned Public. (SUP-18-084)
A Zoning Map Amendment to change the effective date of a zoning map amendment from Agriculture to a mix of Single Family 6000, General Commercial, Multi-Family Apartment, and Multi-Family Duplex to become effective upon the transfer of ownership of the sale of property from the Myers Family Exempt Trust. (ZMA-18-085)
Other Planning Commission agenda items:

1. A Zoning Code Amendment to change the regulations related to the use of accessory dwelling units to remove the limitation on occupancy to family members and non-paying guests, which will allow an owner to rent out an accessory dwelling unit. This would not allow the rental of the unit for short-term “transient” occupancy (less than 28 days).

2. A Zoning Code Amendment to modify the regulations related to temporary banners, flags, and A-frame signs. Alternatives for consideration may include prohibiting the use of “feather flags” along public streets.

Scheduled for review by the Planning Commission on June 27, 2018
GROWTH MANAGEMENT ANNUAL REPORT

To establish the maximum number of residential building permit allocations under the Growth Management Ordinance for 2019; to establish the number of building permit allocations within the Development and General Property Owner categories; and to establish a maximum average daily water usage for commercial and industrial building permits as a threshold for Growth Management Commission review.

Scheduled for review by the Board of Supervisors on July 5, 2018
MIXED-USE COMMERCIAL/RESIDENTIAL | 308 N.CURRY STREET

New commercial space (1st & 2nd floors) with 10 new residential units (3rd & 4th floors).

Building permit under review for tenant improvements for new restaurant (The Martin) on the first floor.
RENO ORTHOPEDIC CLINIC | 1365 MEDICAL PARKWAY

13,945 square feet | Permit valuation: $4.5 million

Project Status Updated May 18, 2018

Community Development Department
UNDER CONSTRUCTION

Tentative Subdivision Map approved by the Board of Supervisors on June 16, 2016.

ARBOR VILLAS | LITTLE LANE
147 single-family attached townhomes
MILLS LANDING

Planned Unit Development subdivision map called Mills Landing to create 105 single-family attached residential lots

Tentative PUD Map approved by the Board of Supervisors on July 21, 2016.
510-540 LINDA KAY COURT
Four 4-unit apartments (16 total units)

Approved by the Planning Commission on August 31, 2016.
GORDON PARK APARTMENTS
1660 N. EDMONDS DR.
12-unit apartment building
UNDER CONSTRUCTION

FRITSCH ELEMENTARY SCHOOL | 504 BATH ST

Expansion and modifications to the existing school.
Permit valuation: $855,500

Project Status Updated September 5, 2017
CARSON TAHOE CARE ASSISTED LIVING FACILITY

1001 MOUNTAIN STREET

Congregate care, skilled nursing and memory care facility

Approved by the Planning Commission on January 28, 2015.

Project Status Updated August 1, 2016

Community Development Department
SITE IMPROVEMENTS UNDER CONSTRUCTION

| 400 WEST CLEARVIEW DRIVE & 3700 SOUTH CURLY STREET |

370-unit apartment complex

Approved by the Planning Commission on April 26, 2017; amended April 25, 2018.

Project Status Updated May 18, 2018
BUILDING PERMIT UNDER REVIEW

1770 NICHOLS LANE

Eight-unit apartment building

Approved by the Planning Commission on September 27, 2017.

Project Status Updated June 12, 2018

Community Development Department
BUILDING PERMIT UNDER REVIEW

UNIVERSAL SERVICE RECYCLING | 5855 SHEEP DRIVE

18,000 sq. ft. materials recycling building
SITE IMPROVEMENT PERMIT ISSUED

Approved by the Board of Supervisors on October 15, 2015.

JACKSON VILLAGE | 250 EAGLE STATION LANE

Planned Unit Development for 41 single-family detached residential units

Project Status Updated May 2, 2016
CARSON LUMBER | 3691 ARROWHEAD DR.
New lumber yard on 4.8 acres.
Grading permit issued.
BUILDING PERMIT UNDER REVIEW

QUICK QUACK CAR WASH | EAST COLLEGE PKWY.

Project Status Updated May 18, 2018
Community Development Department
CASH & CARRY TENANT IMPROVEMENTS | 222 FAIRVIEW DR., SUITE B
New Cash & Carry store next to Office Depot

BUILDING PERMIT UNDER REVIEW

Project Status Updated May 18, 2018
Community Development Department
BUILDING PERMIT UNDER REVIEW

PIONEER HIGH SCHOOL | CORBETT STREET

Expansion and remodeling of an existing school | Permit valuation: 2.9 Million

Approved by the Planning Commission on July 26, 2017.
GS RICHARDS BLVD. APARTMENTS
90 apartment units

Approved by the Planning Commission on September 30, 2015. Approved on appeal by Board of Supervisors On December 17, 2015.

Project Status Updated December 1, 2017

Community Development Department
APPROVED PENDING BUILDING PERMIT

THE VILLAS AT SILVER OAK | GS RICHARDS BLVD

A 7-building, 150-unit apartment complex on 6.2 acres

Approved by the Planning Commission on May 31, 2017.
SALIMAN ROAD AND ROBINSON STREET VICINITY

Tentative subdivision map for first phase of the Lompa Ranch Development, 189 single-family residential units on 44.5 acres

Approved by the Board of Supervisors on March 17, 2017.
SITE IMPROVEMENT PERMITS UNDER REVIEW

LOMPA RANCH WEST MULTI-FAMILY SITE | E. FIFTH STREET & S. SALIMAN ROAD
A 372-unit multi-family residential apartment complex
VINTAGE AT KINGS CANYON | MOUNTAIN ST. & ORMSBY BLVD.
Master Plan Amendment (5.6 Acres) and Tentative Planned Unit Development, known as Vintage at Kings Canyon, to create 212 single-family residential units and 96 units of congregate care facilities on a total of 78 acres

Approved by the Board of Supervisors on December 1, 2016.
FOR MORE INFORMATION, CONTACT:
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JUNE 2018

Community Development Department