



Carson City Planning Division

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MEMORANDUM

Planning Commission Meeting of January 15, 2019

TO: Planning Commission **Item E-2**

FROM: Hope Sullivan, AICP
Planning Manager

DATE: January 4, 2019

SUBJECT: MISC-18-176: For Possible Action: To consider a request for a time extension to SUP-15-077, a Special Use Permit to allow a 90 unit multi-family apartment complex on property zoned Retail Commercial-Planned Unit Development (RC-P), located on 3808 GS Richards Blvd., APNs 007-461-22 and -23. (Hope Sullivan, hsullivan@carson.org)

Recommended motion:

“I move to extend the expiration date of SUP-15-077 to December 17, 2020 subject to the removal of Condition 16.”

Background

On September 30, 2015, the Planning Commission voted 5 – 2 to approve a Special Use Permit to allow multi-family apartments in a Retail Commercial zoning district at the above referenced location. The approval included conditions. Condition of approval #4 required that the use commence within two years, and authorized the Planning Division to issue a one year extension.

The decision of the Planning Commission was appealed to the Board of Supervisors.

On December 17, 2015, the Board of Supervisors upheld the decision of the Planning Commission.

On June 30, 2017, the Planning Division issued a one year extension, causing the expiration date to be December 17, 2018.

The applicant is now requesting an additional time extension, noting the lack of resources for multi-family construction due to the current demand. The applicant indicates that “normal market conditions for materials and labor will be returning during the next 12 – 24 months.”

Carson City Municipal Code 18.02.080.8(c) authorizes the Planning Commission to approve additional extensions of time in the event that circumstances beyond the control of the applicant result in a failure to complete applicable Special Use Permit conditions and commence the use. In making its decision, the Planning Commission must consider the continued appropriateness of the Special Use Permit.

Staff is aware that builders are having difficulty finding workers, thus the pace of development is slower than developers would like. Staff agrees that resource limitations in the building industry are outside the control of the applicant.

Furthermore, staff finds that the setting that existed in 2015 is substantially similar to the setting that exists today, and does find for continued appropriateness of the use. Of note, Condition 16 did specifically cite compliance with the 2012 International Fire Code. The City is now enforcing the 2018 International Fire Code. Given that compliance with the Fire Code is not optional, and to avoid confusion as to the code that will be applied, staff recommends deletion of Condition 16. Additionally, to ensure a similar setting at the time of construction, staff recommends limiting the extension to two years.

Attachment:

December 17, 2018 Letter from Mark Turner, Silver Oak Development Company

- MISC - 18 - 176



December 17, 2018

Hope Sullivan
Planning Manager
Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701

Dear Hope,

We are writing to request an extension of SUP-15-077, "Apartments on GS Richards Blvd". As you are aware, this project has been in the planning stages for some time but has not moved forward due to the lack of resources in the multi-family construction market in Northern Nevada during the current business cycle.

Contractors working in this space have been under-staffed and the workforce has not expanded to meet the demand for multi-family product under construction and under contemplation in Northern Nevada. High levels of demand for multi family construction services in the greater Reno Carson area during the past couple of years have resulted in long waits for service and pricing that has delayed this project.

We believe that the multi-family construction boom that Northern Nevada has been experiencing during the past few years is winding down and that normal market conditions for materials and labor will be returning during the next 12-24 months which will allow us to move forward with the project.

This has been an unprecedented time for housing expansion in Nevada and the rest of the Western US coming out of the recession and the lack of available labor resources has limited the footprint of multi-family expansion in our area. Thank you for your consideration in this matter.

Please contact me with any questions or concerns.

Best regards,

A handwritten signature in black ink, appearing to read "Mark B. Turner". The signature is stylized and somewhat cursive.

Mark B. Turner
Silver Oak Development Company