

STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF FEBRUARY 27, 2019

FILE NO: ADM-19-007

AGENDA ITEM: D.1

STAFF AUTHOR: Kathe Green, Assistant Planner

AGENDA TITLE: For Possible Action: To consider an Administrative Permit application to allow a detached accessory structure where the square footage will be 70% of the size of the primary structure on property zoned Single Family 1 Acre (SF1A), located at 745 Arrowhead Drive, APN 008-107-01.

STAFF SUMMARY: The applicant is requesting to construct a 2,400 square foot detached garage/storage/shop metal building on the subject property. The square footage of the accessory building would be 70% of the size of the primary structure. Prior approval of an Administrative Permit is required for the square footage of the accessory structures to exceed 50% but not more than 75% of the size of the main structure.

PROPOSED MOTION: "I move to approve ADM-19-007, a request to allow a detached accessory structure located at 745 Arrowhead Drive based on findings and subject to conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Administrative Permit Hearing for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a Building Permit from the Carson City Building Division for the proposed construction. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
5. The applicant shall obtain a Certificate of Occupancy and final inspection approval for all required improvements prior to commencing the use.
6. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of Administrative Permit Hearing approval. A single, one year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
7. The certificate of occupancy for the primary structure must be issued prior to the certificate of occupancy being issued for the accessory structure.

The following shall be submitted with a Building Permit application:

8. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
9. The building overall height shall not exceed 21 feet 2 inches.
10. The building size shall not exceed 2,400 square feet.
11. The exterior of the accessory building colors will match the existing residence. The proposed colors shall be reviewed and approved by the Planning Division during the Building Permit submission.
12. No well or septic system connections to the accessory building are approved with this permit. If proposed in the future, prior approval of a building permit is required.
13. Project must comply with the 2018 International Fire Code (IFC) and northern Nevada fire code amendments.

14. Project is in the identified wildland urban interface (WUI) area of Carson City and must comply with the 2018 IWUIC and northern Nevada Wildland Urban Interface code amendments.
15. The ground around the new structure must be sloped so that there is a minimum of 5% grade away from the structure for at least 10 feet.
16. The increased drainage produced by the proposed structure must not adversely affect neighboring properties.
17. The utility extensions and connections must be shown on the site plan that accompanies the permit.

The following are general requirements applicable through the life of the project:

18. Any other detached accessory structures proposed for the site will require additional review and approval of an Administrative Permit or Special Use Permit prior to construction.
19. The applicant shall comply with the restrictions of Title 18.05.045 Home Occupation for any home based business conducted on the site.
20. All exterior lighting shall be residential in nature. Any proposed exterior light fixtures must be reviewed and approved by Planning Division staff prior to installation.
21. The accessory building is not approved for living quarters or a guest building. If proposed for this use it must meet the restrictions and guidelines in the Carson City Development Standards, Division 1.4 Guest Building, and must be reviewed for compliance prior to implementation.

LEGAL REQUIREMENTS: CCMC 18.02.110 (Administrative Permits), 18.04.155.2 (Single Family 1 Acre, Accessory Permitted Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.03.010 (Accessory Building or Accessory Structure) and 18.05.055 (Accessory Structures)

MASTER PLAN DESIGNATION: Low Density Residential (LDR)

PRESENT ZONING: Single Family 1 Acre (SF1A)

KEY ISSUES: Will the proposed garage/storage/shop have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 1 Acre/Single Family Residence
EAST: Single Family 1 Acre/Single Family Residence
SOUTH: Single Family 1 Acre/Single Family Residence
WEST: Single Family 1Acre /Single Family Residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: XS (between 100-yr and 500-year flood plain)
2. EARTHQUAKE FAULT: Moderate, zone II
3. SLOPE/DRAINAGE: The site is flat

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 1.21 acre (52,708 square feet)
2. PROPOSED STRUCTURE SIZE: 2,400 square feet
3. PROPOSED STRUCTURE HEIGHT: Overall height will not exceed 21 feet 2 inches with 3/12 roof height construction
4. PARKING: Adding storage and parking in the new structure
5. SETBACKS: Required/Proposed in feet: Front (north) 30/218, Left (west) Street Side 20/108, Right (east) Side 15/15, Rear 30/30, and Height 32/21 feet 2 inches overall
6. VARIANCES REQUESTED: None

ADDITIONAL REVIEWS: None

DISCUSSION:

Carson City Municipal Code (CCMC) Section 18.05.055 Accessory Structures requires an accessory building exceeding 50% but not exceeding 75% of the size of the primary structure to obtain approval of an Administrative Permit.

The primary residence of 3,438 square feet is currently under construction on the site. The use of a garage is a permitted accessory use within the Single Family 1 Acre zoning district. This proposal is to add a new detached garage building of 2,400 square feet which will be 70% of the size of the primary residential structure of 3,438 square feet, which includes 2,432 square feet of residence, plus an attached garage of 1,006 square feet. The proposed garage will serve as off-street covered and secured storage, including vehicle parking, and could also have shop uses within the new garage building.

The proposed detached garage is shown with the front facing west. The orientation is 40 feet width north to south and the 60 feet width east to west. The elevations include two garage doors of 12 by 14 and 12 by 12 feet on the front, man doors on the other three elevations, and two windows on the north. Vehicular access to the new building is proposed from the west by way of a proposed new driveway which will be at the southwest portion of the lot, with the access to the main house is at the northwest portion of the lot.

This site is adjacent to identically zoned land and residential uses. The properties surrounding the site have all been developed with residential uses. Traditionally, larger accessory structures are common in the larger zoning districts or on properties which are large in size. This property is similar to other properties developed in the area, where all parcels are one acre in size or slightly larger. It is common on parcels which are at least one acre in size to have accessory structures such as guest buildings, garages, barns, recreational vehicle storage areas, carports and corrals. Therefore, a detached garage of 2,400 square feet is in keeping with other properties in the area and will not detract from the existing neighborhood. Staff is recommending conditions of approval to ensure the proposed accessory structure will not detract from the existing neighborhood. Included as a recommended conditions of approval are:

- The color of the new roof and siding is required to match the color of the existing house and roof materials;
- The use of the accessory building cannot commence until the primary structure has been approved for occupancy;
- The construction of the detached garage must be substantially the same as the development plans submitted for approval with this Administrative Permit;
- No new connections to the well or septic system are proposed within the new structure. The addition of a bathroom or other similar facilities will require a building permit, including review

- of the adequacy of the well and septic systems;
- Any future conversion to a guest building will require additional review under a building permit to verify compliance with guest building requirements detailed in Development Standards Division 1.4;
 - Any other detached accessory structures proposed for the site in the future will require additional review and approval of an Administrative Permit or Special Use Permit, depending on the proposed size of any structure.

PUBLIC COMMENTS: Public notices were mailed to 40 adjacent property owners within 600 feet of the subject site on February 8, 2019. As of the writing of this report, no comments in favor or opposition to this proposal have been received. Any comments that are received after this report is completed will be submitted to the Hearings Officer prior to or at the meeting on February 27, 2019, depending on the date of submission of the comments to the Planning Department.

AGENCY COMMENTS: All comments from various city departments and agencies which were received as of February 11, 2019 are included or attached to this report.

Engineering Department:

1. The ground around the new structure must be sloped so that there is a minimum of 5% grade away from the structure for at least 10 feet.
2. The increased drainage produced by the proposed structure must not adversely affect neighboring properties.
3. The utility extensions and connections must be shown on the site plan that accompanies the permit.

Fire Department:

1. Project must comply with the 2018 IFC and northern Nevada fire code amendments.
2. Project is in the identified wildland urban interface area of Carson City and must comply with the 2018 IWUIC and northern Nevada Wildland Urban Interface code amendments.

FINDINGS: Staff's recommendation for approval is based upon the findings as required by CCMC Section 18.02.110 (Administrative Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

The project will be in consistent with Chapter 3, A Balanced Land Use Pattern, at Low Density Residential:

The primary uses of the Low Density Residential master plan designation states neighborhoods primarily include single-family residences; however, the designation allows for a range of complementary secondary uses that include schools, parks, recreation, and open space in a planned neighborhood setting. Suburban development standards generally apply (e.g. no curb/gutter/sidewalk, minimal street lighting). The proposed garage is consistent with the description of this master plan, as it is proposed as an accessory structure placed on a larger-lot single-family parcel in a rural setting. Large garages and other detached accessory structures are common in larger master planned districts.

- 2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.**

The proposed detached garage will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood. Construction will be of limited duration. Once the construction of the garage is completed on the site, the garage is expected to support the interests of the owner of the property and be residential in nature. It is not expected to cause objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. The property is in an area where it is common to have detached accessory buildings. The proposed garage/shop/storage will be constructed of colors to match the existing primary structure and be reviewed during the building permit process. The applicant states the garage building will be used to store personal property and vehicles of the owner of the property. The proposed location of the garage will be at the southeastern portion of the lot, south of the residence which is currently under construction. Access to the structure is proposed from the southwest by way of a new driveway from Emerson Drive. The proposed building will be constructed of durable and long lasting metal to ensure the new construction will be well maintained in the future. No mature landscaping is in the area of the proposed garage, and none will be disrupted by the garage placement. Large garages and other detached accessory structures are common in larger zoning districts. This property is zoned Single Family 1 Acre, where the minimum setbacks are 30 on the front and rear, 20 on the street side and 15 on the interior side. The proposed building will be used for storage of vehicles, materials and equipment of the owner and will not have a bathroom or kitchen. The placement of vehicles and storage of materials inside the garage will reduce the potential of clutter on the site. Any lighting fixtures which are to be added to the exterior of the building will require approval by the Planning Division during Building Permit review and prior to installation, to verify they are consistent with home usage and wattage, as well as Development Standards Division 1.3 Lighting Standards.

- 3. Will have little or no detrimental effect on vehicular or pedestrian traffic.**

Traffic is not likely to increase due to the construction of a garage building on the site. No additional parking is proposed on the street or right-of-way adjacent to the property when construction of this new building is completed. The purpose of the building is parking, protection and storage of vehicles, materials and personal equipment of the owner. This is a rural location of large properties of one acre or larger, where there are no sidewalk, curb or gutter improvements.

- 4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.**

The project is not expected to have a negative effect on existing public services and facilities. The site utilizes well and septic systems. Utility services are consistent with the Land Use Designation and will remain adequate for the proposed accessory structure. No bathroom or kitchen facilities are proposed within the structure at this time. The site under review is a parcel that is currently being developed from vacant, while surrounding properties have all previously been developed.

- 5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.**

Staff has reviewed the application for compliance with the code and has included recommended conditions of approval, as necessary to ensure that the proposed detached garage will meet the specific standards outlined in Title 18. This request for an Administrative Permit approval is generated by the size of the proposed structure in relation to the size of the primary structure. The addition of this building to the site will create a ratio of square footage of the accessory building to primary building of 70%. The primary residence is a single story of 3,438 square feet. The placement of the proposed garage building in the southeastern area of the parcel site will not have a significant impact on the neighborhood and will be placed in compliance with all required setbacks of the Single Family 1 Acre zoning district.

An additional area of review is the size of the detached accessory structures compared to the size of the parcel. If the resulting calculation is more than 5%, an additional review is required. The calculation for this project would be 4.55%, indicating that the detached accessory structure is less than the size which would need additional review.

6. Will not be detrimental to the public health, safety, convenience and welfare.

The addition of a detached garage building on the site is not expected to be detrimental to the public health, safety, convenience and welfare. Under Single Family 1 Acre zoning district guidelines, an accessory building is a permitted accessory use, requiring Administrative Permit approval only if the size of accessory structures on the site exceeds 50% but not more than 75% of the size of the primary structure. The detached accessory structure of 2,400 square feet will be 70% of the size of the primary structure. No harm to the public is anticipated as a result of the construction of a garage in this location.

7. Will not result in material damage or prejudice to other property in the vicinity.

Property owners within the vicinity have been notified of the public hearing for the consideration of this project. This review is based on the size of the primary structure compared to the detached accessory structures. If it were possible for this structure to be attached to the new structure currently under construction, no review would have been necessary. Also, if the primary structure were larger, it may have eliminated the need for this review. Parcels with similar zoning in this vicinity may also have large accessory structures, such as garages, recreational vehicle garages, storage areas, barns, carports, and so forth. If these accessory structures were to exceed 50% but not more than 75% of the size of the primary structure, the owners could also apply for an Administrative Permit, if desired, to allow such an accessory structure on their properties.

Attachments

Engineering Comments
Fire Comments
Application (ADM-19-007)

**Carson City Development Engineering
Planning Commission Report**
File Number ADM-19-007

TO: Hope Sullivan, - Planning Department
FROM: Stephen Pottéy P.E., - Development Engineering
DATE: February 15, 2019

SUBJECT TITLE:

ADM-19-007 Detached Garage - 145 Arrowhead Dr - Engineering Comments.

RECOMMENDATION:

Development Engineering has no objection to this request and offers no conditions of approval.

ENGINEERING DISCUSSION:

Development Engineering has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of C.C.M.C. 18.02.080, Conditional Uses. The following discussion is offered.

C.C.M.C. 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

The new structure will have negligible effect on traffic and pedestrian facilities.

C.C.M.C. 18.02.080 (5d) - Public Services

The new structure will have a very minor impact to the city sewer or water system. The impacts to the storm drain system are negligible. The improvements will be required to meet Carson City Development Standards including:

1. The ground around the new structure must be sloped so that there is a minimum of 5% grade away from the structure for at least 10 feet.
2. The increased drainage produced by this structure must not adversely affect neighboring properties.
3. The utility extensions and connections must be shown on the site plan that accompanies the permit.

C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

The new structure will have no impact on public safety.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property
Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information
The plan provided is adequate for this analysis.

Fire Department Comments

01/30/2019

Comments for ADM 19-007:

1. Project must comply with the 2018 IFC and northern Nevada fire code amendments
2. Project is in the identified wildland urban interface area of Carson City and must comply with the 2018 IWUIC and northern Nevada Wildland Urban Interface code amendments.

Dave Ruben

Fire Marshal

Carson City Fire Department

777 S. Stewart Street

Carson City, NV 89701

Direct 775-283-7153

Main 775-887-2210

FAX 775-887-2209

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.02.110

ADMINISTRATIVE PERMIT

RECEIVED

JAN 18 2019

CARSON CITY
PLANNING DIVISION

FILE # ADM - 18 - 19 - 007

APPLICANT: Froilan Arroyo (775) 232-3480
PHONE #

MAILING ADDRESS, CITY, STATE, ZIP
909 W. Bonanza dr. Carson

EMAIL ADDRESS
froilanarroyo@yahoo.com

PROPERTY OWNER: Froilan Arroyo
PHONE #

MAILING ADDRESS, CITY, STATE, ZIP
909 W. Bonanza dr. Carson NV, 89706

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE: Prospect Peak LLC / Cotton Clark (775) 267-7766
PHONE #

MAILING ADDRESS, CITY, STATE, ZIP
P.O. box 1124 Fernley, NV 89408

EMAIL ADDRESS
Cottonrc1@gmail.com

FEE*: \$750.00 + noticing fee
+ \$60/hr over 10 hours
*Due after application is deemed complete by staff

- SUBMITTAL PACKET - 4 Complete Packets (1 Unbound Original and 3 Copies)
 - Application Form
 - Site Plan
 - Written Project Description
 - Administrative Permit Findings
 - Applicant's Acknowledgment Statement
 - Master Plan Policy Checklist
 - Documentation of Taxes Paid-to-Date
- CD or USB DRIVE with complete application in PDF

Application Reviewed and Received By:

Submittal Deadline: Anytime during business hours.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

Project's Assessor Parcel Number(s):
008-107-01

Street Address
745 Arrowhead dr Carson City

Project's Current Master Plan Designation
LDR

Project's Current Zoning
SF1A

Nearest Major Cross Street(s)
Emerson Dr

Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail.

Metal building storage/shop 2400 SF 70% ratio primary to accessory

PROPERTY OWNER'S AFFIDAVIT

I, Froilan Arroyo being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

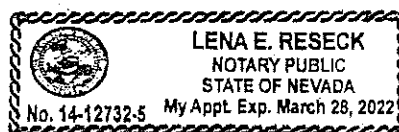
Signature: [Signature] Address: 909 W. Bonanza dr. Carson Date: 01-18-19

Use additional page(s) if necessary for other names.

STATE OF NEVADA
COUNTY

On January 18, 2019, Froilan Arroyo, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Lena E. Reseck
Notary Public



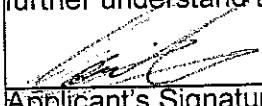
*NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Hearings Examiner, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the staff report and/or Hearings Examiner. I am aware that this permit becomes null and void if the use is not initiated within one year of the date of the Planning Director's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.


Applicant's Signature

Froilan Arroyo
Print Name

01-18-19
Date

FINDINGS FOR 745 ARROWHEAD DR

I believe this project will be consistent with all objectives of the master plan element. Since it will be a private storage and shop for owner.

Project is located in residential area with 1ac lots. There are already steel buildings in area that are used for RV/storage and don't appear to hurt property values. Project will not cause problems with neighboring properties. Building will appear the same as neighboring projects except in color which will match house that is currently under construction.

Project will not affect surrounding properties or general neighborhood.

There is no outdoor lighting.

There is no landscaping.

Benefits to people of carson city will be that owner can store his property inside building out of sight.

Will have no effect on vehicular or pedestrian traffic

Project will not burden existing public services, there is no plumbing or electrical. No road improvements are needed.

Project is located in a SF1A zone, CCMC section 18.04.055 allows for accessory structures project meets all set backs required it's size.

Project is on private property and will not affect public health or safety.

Project is not close to other properties and will not damage other properties.



Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: _____

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?
- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?



Special Use Permit & Major Project Review Development Checklist

- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?



- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1 a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1 b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1 c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1 a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1 a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1 b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1 d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1 a)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1 a, c)?