

**CARSON CITY CONSOLIDATED MUNICIPALITY  
NOTICE OF THE  
WORK SESSION OF THE PLANNING COMMISSION**

**Day:** Monday  
**Date:** October 14, 2024  
**Time:** Beginning at 10:00 am  
**Location:** The Studio @ Adams Hub  
177 W. Proctor Street  
Carson City, NV 89701

**AGENDA**

**NOTICE TO THE PUBLIC:**

The public may provide public comment in advance of a meeting by written submission to the following email address: [planning@carson.org](mailto:planning@carson.org) or via mail to the Planning Division of the Carson City Community Development Department (“Planning Division”) at 108 E. Proctor St., Carson City, NV 89701. For inclusion or reference in the minutes of the meeting, your public comment must include your full name and be received by the Planning Division not later than 3:00 p.m. the day before the meeting.

**1. Call to Order**

**2. Roll Call**

**3. Pledge of Allegiance**

**4. Public Comment\*\***

The public is invited at this time to comment on and discuss any topic that is relevant to, or within the authority of this public body.

**5. Workshop Items**

- 5.a For Possible Action: Discussion and possible action regarding a draft of the updated Master Plan. (Hope Sullivan, [hsullivan@carson.org](mailto:hsullivan@carson.org))

Staff Summary: In October 2023, the City hired Clarion Associates (“Consultant”) to commence the Master Plan update process. In the intervening time, the Planning Commission has been participating in community meetings to discuss the Master Plan update and obtain community input. The Consultant has also conducted community meetings and provided statistical data to the Commission. The purpose of this meeting is for the Commission to review the first draft of the updated Master Plan and to provide the Consultant with input.

[Click Here for Staff Report](#)

**6. Public Comment\*\***

The public is invited at this time to comment on any matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised under this item of the agenda.

## 7. For Possible Action: Adjournment

---

**\*\*PUBLIC COMMENT LIMITATIONS** – The Planning Commission will provide at least two public comment periods prior to adjournment in compliance with the minimum requirements of the Open Meeting Law. In addition, it is the Planning Commission’s aspirational goal to also provide for item specific public comment. In order for members of the public to participate in the Planning Commission’s consideration of an agenda item, the public is strongly encouraged to comment on an agenda item when called for by the Chair or Vice-Chair during the item itself. No action may be taken on a matter raised under public comment unless the item has been specifically included on the agenda as an item upon which action may be taken. **Public comment will be limited to three minutes per speaker to facilitate the efficient conduct of a meeting and to provide reasonable opportunity for comment from all members of the public who wish to speak.** Testimony from a person who is directly involved with an item, such as City staff, an applicant or a party to an administrative hearing or appeal, is not considered public comment and is not subject to the three-minute time limitation.

Please note: Any person who wishes to have their complete testimony included in the permanent record of this meeting should provide a written or electronic copy to the Chair or Vice-Chair in addition to any other written material. Minutes of the meeting are produced in a summary format and are not verbatim.

Agenda Management Notice - Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

Titles of agenda items are intended to identify specific matters. If you would like more information about an agenda item listed above, please contact the staff member listed at the end of the particular item in which you are interested at 775-887-2180. Contact [planning@carson.org](mailto:planning@carson.org) if you would like copies of supporting materials for an agenda item.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Planning Division in writing at 108 E. Proctor St., Carson City, Nevada 89701, or call 775-887-2180, at least 24 hours in advance of the meeting.

This agenda and supporting materials for the meeting are available in the Planning Division office located at 108 E. Proctor Street, Carson City or at [www.carson.org/agendas](http://www.carson.org/agendas).

*This agenda has been posted at the following locations:  
City Hall, 201 North Carson Street  
Community Development Department, 108 E. Proctor Street  
Community Center, 851 E. William Street Carson  
City Website - <https://carson.org/agendas>  
State Website - <https://notice.nv.gov>*



**STAFF REPORT FOR THE WORK SESSION OF THE PLANNING COMMISSION MEETING OF OCTOBER 14, 2024**

**FILE NUMBER:** MPA-2023-0406

**AGENDA ITEM:** 5.a

**STAFF CONTACT:**

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a draft of the updated Master Plan. (Hope Sullivan, [hsullivan@carson.org](mailto:hsullivan@carson.org))

Staff Summary: In October 2023, the City hired Clarion Associates (“Consultant”) to commence the Master Plan update process. In the intervening time, the Planning Commission has been participating in community meetings to discuss the Master Plan update and obtain community input. The Consultant has also conducted community meetings and provided statistical data to the Commission. The purpose of this meeting is for the Commission to review the first draft of the updated Master Plan and to provide the Consultant with input.

**SUGGESTED ACTION:** Depends on discussion.

**PREVIOUS ACTION:** August 28, 2024 - (Same as June 14, 2024)

June 14, 2024 (Item 5A) - The Planning Commission conducted a “workshop” to discuss the Master Plan update.

May 16, 2024 (Item 24A) - The Consultant presented statistical data as well as input received to date to the Board of Supervisors (“Board”) and the Planning Commission.

January 31, 2024 (Items 5A and 5B) – The Consultant presented the public engagement plan and the key themes on the Master Plan update to a joint meeting of the Board and Planning Commission.

October 19, 2023 (Item 15A) – The Board approved a contract with the Consultant to perform an update of the Carson City Land Use Master Plan Project.

**BACKGROUND/ISSUES & ANALYSIS:** The existing Master Plan was adopted in 2006. The City has hired the Consultant to work with the community to update the plan.

In December, the Consultant met with each Board member and Planning Commission as well as other community members to get input on the 2006 Master Plan. The consultant used this information to identify key themes, which were then presented, in January 2024, to a joint meeting of the Planning Commission and the Board for its input. At that same meeting, the consultant presented the public engagement plan for input.

In May 2024, the Consultant presented trends and existing condition data, key themes as well as community input information to the Commission and Board.

In June 2024, the Commission held a workshop to discuss the Master Plan update, and input from that workshop was provided to the consultant.

In August 2024, the Consultant presented the draft of the Master Plan update to the commissioners, and the commission took public comment. The commission ran out of time to discuss the item. The purpose of this item is for the Planning Commission to discuss the draft and provide input to the consultant.

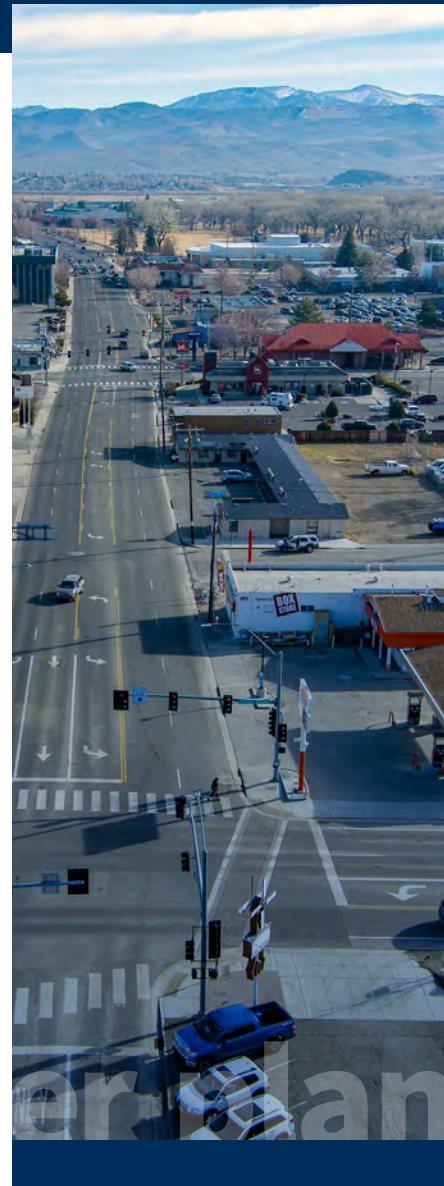
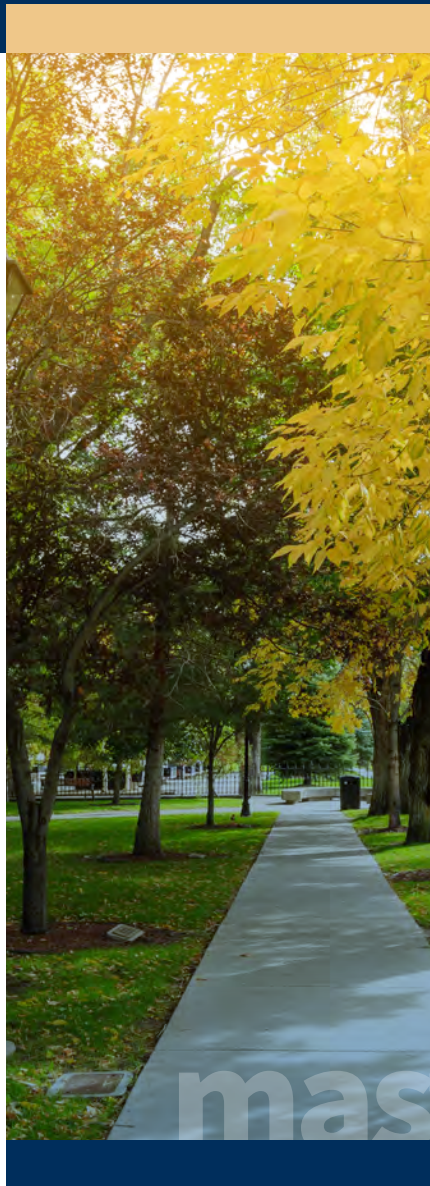
Attachment(s):

[CarsonCityMP\\_ReviewDraft\\_August2024pdf](#)

[CC\\_Round2\\_OutreachSummary\\_Summer2024.pdf](#)

[Public Comment.pdf](#)

# CARSON CITY NEVADA



**enVISION**  
CARSON CITY

## master plan

REVIEW DRAFT AUGUST 2024

**ABOUT THIS REVIEW DRAFT.....1**

**Chapter 1: Plan Overview .....2**

**MASTER PLAN BASICS .....2**

    What is a Comprehensive Master Plan?.....2

    Planning Area .....2

    Why update the Master Plan? .....3

    How are the goals and policies of the Master Plan implemented? .....6

    How does zoning of my property relate to the Master Plan?.....6

**COMPLIANCE WITH NEVADA STATE STATUTES .....6**

**PLAN ORGANIZATION .....6**

**Chapter 2: Vision and Guiding Principles ..... 9**

**VISION .....9**

**GUIDING PRINCIPLES .....9**

    1. Well-Managed Growth.....10

    2. Access to Open Lands and Recreational Opportunities.....10

    3. Economic Vitality.....11

    4. Vibrant Downtown and Gateway Corridors.....11

    5. Livable Neighborhoods .....12

    6. Unique History and Culture .....12

    7. A Connected Community .....13

**Chapter 3: Well-Managed Growth..... 14**

**WHERE WE ARE TODAY ..... 14**

**LOOKING TO THE FUTURE ..... 15**

**GOALS AND POLICIES ..... 15**

    Goal 3.1—Promote the Efficient Use of Land, Water, and Infrastructure .....15

    Goal 3.2—Mitigate the Potential Risk and Effect of Natural or Human-Caused Hazards on Life, Property, and Infrastructure .....17

    Goal 3.3—Protect Sensitive Natural and Visual Resources.....18

    Goal 3.4—Encourage the Use of Sustainable Development Practices .....19

    Goal 3.5—Foster Cooperation on Master Plan Issues .....21

**Chapter 4: Access to Open Lands and Recreational Opportunities .....22**

**WHERE WE ARE TODAY ..... 22**

**LOOKING TO THE FUTURE ..... 23**

**GOALS AND POLICIES ..... 23**

    Goal 4.1—Enhance the City’s Parks and Open Space Network .....23

    Goal 4.2—Improve Access to Recreation at a Neighborhood Level .....24

    Goal 4.3—Expand the City’s Capacity and Excellence in Community-Wide Recreation Facilities and Programs.....24

    Goal 4.4—Promote the Preservation of and Access to State and Federal Lands as a Community Amenity...25

**Chapter 5: Economic Vitality.....26**

**WHERE WE ARE TODAY..... 26**

**LOOKING TO THE FUTURE ..... 27**

**GOALS AND POLICIES ..... 28**

Goal 5.1—Promote a Collaborative Approach to Economic Development.....28

Goal 5.2—Maintain and Enhance Carson City’s Primary Job Base.....29

Goal 5.3—Recognize and Adapt to the Impact of Technology on Work and Workforce Patterns .....30

Goal 5.4—Promote the Diversification of the Retail Service Base.....31

Goal 5.5—Promote Revitalization and Reinvestment in Underutilized Areas .....31

Goal 5.6—Promote Fiscal and Economic Health.....32

Goal 5.7—Promote The City’s Assets as Economic Development Tools .....32

**Chapter 6: Vibrant Downtown and Gateway Corridors.....34**

**WHERE WE ARE TODAY.....34**

**LOOKING TO THE FUTURE .....34**

**GOALS AND POLICIES .....35**

    Goal 6.1—Enhance the Safety, Functionality, and Appearance of Gateway Corridors.....35

    Goal 6.2—Facilitate the Revitalization of Vacant and Underutilized Properties.....36

    Goal 6.3—Promote the Ongoing Revitalization of Downtown .....37

**Chapter 7: Livable Neighborhoods.....41**

**WHERE WE ARE TODAY.....41**

**LOOKING TO THE FUTURE .....42**

**GOALS AND POLICIES .....42**

    Goal 7.1—Expand Housing Options to Meet the Needs of Existing and Future Residents and workers of all Ages, Abilities, and Income Levels.....42

    Goal 7.2—Support the Retention and Expansion of Affordable and Workforce Housing Options within the Community.....44

    Goal 7.3—Maintain the Quality, Character, and Livability of Established Neighborhoods .....45

    Goal 7.4—Promote Reinvestment in Declining Neighborhoods .....46

**Chapter 8: Unique History and Culture.....47**

**WHERE WE ARE TODAY.....47**

**LOOKING TO THE FUTURE .....48**

**GOALS AND POLICIES .....48**

    Goal 8.1—Protect and Preserve Carson City’s Historic and Cultural Resources.....48

    Goal 8.2—Promote Heritage Tourism .....49

    Goal 8.3—Support the Expansion of Arts and Cultural Programs, Events, Destinations, and Initiatives .....50

**Chapter 9: A Connected City.....51**

**WHERE WE ARE TODAY.....51**

**LOOKING TO THE FUTURE .....51**

**GOALS AND POLICIES .....52**

    Goal 9.1—Establish a Safe and Efficient Multi-Modal Transportation System For All Users .....52

    Goal 9.2—Coordinate Land Use and Transportation Decisions to Support the use of Alternative Modes of Transportation .....53

    Goal 9.3—Establish a City-Wide System of Multi-Use Pathways .....53

**Chapter 10: Land Use Plan.....55**

**BACKGROUND.....55**

**LAND USE MAP .....55**

**LAND USE CATEGORIES.....56**

**LAND USE POLICIES..... 63**  
 Residential.....63  
 Mixed-Use.....68  
 Employment.....73

**Chapter 11: Specific Plan Areas ..... 76**

**INTRODUCTION ..... 76**

**SCHULZ RANCH SPECIFIC PLAN AREA (SR-SPA)..... 77**  
 Location and Applicability .....77  
 Development Context.....77  
 SR-SPA Land Use Policies .....77  
 SR-SPA Circulation and Access Policies .....79  
 SR-SPA Community Character and Design Policies.....80  
 SR-SPA Parks and Open Space Policies .....82  
 SR-SPA Infrastructures, Services, and Facilities Policies.....83  
 SR-SPA Cultural and Environmental Resources Policies.....83

**LOMPA RANCH SPECIFIC PLAN AREA (LR-SPA) ..... 85**  
 Location and Applicability .....85  
 LR-SPA Policies.....85  
 LR-SPA Land Use Policies .....85  
 LR-SPA Circulation and Access Policies.....86  
 LR-SPA Environmental Policies .....87  
 LR-SPA Community Character and Design Policies .....87  
 LR-SPA Parks and Open Space Policies.....88  
 LR-SPA Public Utilities, Services, and Facilities Policies.....88  
 LR-SPA Fire and Police Protection Policies .....88

**EASTERN PORTAL—VIRGINIA & TRUCKEE RAILROAD GATEWAY SPECIFIC PLAN AREA (V&T-SPA) ..... 90**  
 Location and Applicability .....90  
 Background .....90  
 (V&T-SPA) Land Use Policies.....91  
 (V&T-SPA) Parks and Open Space Policies.....91  
 (V&T-SPA) Cultural and Environmental Resources Policy .....92  
 (V&T-SPA) Coordination Policies .....92

**Chapter 12: Action Plan ..... 93**

**SUMMARY OF PRIORITY ACTIONS ..... 93**  
 1. Complete a Comprehensive Rewrite of Title 18.....93  
 2. Establish an Economic Development Champion within the City .....94  
 3. Expand Revitalization Focus to Gateway Corridors .....95

**ACTION PLAN MATRIX ..... 96**  
 Types of Actions .....96  
 Responsibility.....96  
 Priority.....97

**EXAMPLE PAGES ..... 121**

## ABOUT THIS REVIEW DRAFT

*This draft of the Carson City Master Plan is a work in progress for discussion purposes. Footnotes are provided throughout the document to indicate whether content has been carried forward and relocated or updated from the 2006 Master Plan, or whether it is new. Cross-references to related plans and studies are also provided, where applicable. Following an initial round of input from Carson City elected and appointed officials, departments, and the community at large, the draft will be refined and "packaged" to include photos, graphics, and maps to help illustrate key concepts. Sample pages that illustrate the overall layout of elements are provided as the final pages of the draft, and include:*

- *Table of Contents page*
- *Chapter cover page*
- *General text page layout (x2)*
- *Subsection opening page*
- *Goals and Policies page*
- *Land Use Category pages*

*All photos included in the example pages are subject to change. If the City has access to photo archives from other departments that include commercial areas, neighborhoods, parks, events, and other areas within Carson City, those photos would be beneficial to include in the next draft. There is also a desire to allow the Carson City community to submit their own photos for use in the Plan. The option to receive photo uploads will be added to the project website ([www.envisioncarsoncity.org](http://www.envisioncarsoncity.org)) in late-August, along with a call-to-action through the project newsletter to ask readers to submit their photos.*

# Chapter 1: Plan Overview

## MASTER PLAN BASICS

*This Master Plan is an officially adopted document that outlines Carson City’s vision and goals for the future and provides guidance for elected and appointed officials in making decisions regarding the long-range needs of the community. The guiding principles, goals, policies, and recommended actions, in combination with the Land Use Map, provide guidance for decisions affecting growth, the use and development of land, preservation of open space, and the expansion of public facilities and services. The Master Plan consists of both policies and maps, which should be used together when making decisions. It is also recognized that this document should be reviewed annually at a public hearing and revised as needed to reflect the availability of new implementation tools, changes in state and federal law, changes in funding sources, the effectiveness of existing policies, the impacts of past decisions, and changes in the community’s vision for the future.*

## WHAT IS A COMPREHENSIVE MASTER PLAN?

A Comprehensive Master Plan is a blueprint that provides guidance on where and how the community will grow in the next 20 years. Master plans typically consist of maps, policy statements, and goals addressing issues relating to growth, housing, economic development, transportation, natural resources, parks, recreation, pathways, open space, aesthetics, community character, and historic preservation.

The primary emphasis of the document is to provide long-range guidance to property owners, residents, and decision makers on land use issues, such as where residential, commercial, and industrial development should occur in the future, and at what densities.

## PLANNING AREA

Carson City is a combined city/county municipality and encompasses 143 square miles. Less than ten percent of the City’s total land area is currently developed, primarily within the Eagle Valley, as nearly seventy-five percent of it is held by the U.S. Forest Service, the Bureau of Land Management, and the State of Nevada. These publicly owned lands surround the urbanized area on three sides. The city is adjacent to Washoe County on the north, Douglas County on the south, Lyon County on the east, and the eastern shore of Lake Tahoe along the city’s western edge. The westerly portion of the city within the Lake Tahoe basin is also within the jurisdiction of the Tahoe Regional Planning Agency (TRPA).

## WHY UPDATE THE MASTER PLAN?

The first Carson City Master Plan was adopted in 1958. Since then, significant Master Plan updates have been adopted in 1977, 1978, 1983, 1996, and 2006. Since 2006, there have been many changes in the community that affect its direction for the future. Transformative projects that were a focus of the 2006 Master Plan—like the Carson Freeway and associated capital improvements for Carson Street in Downtown—are now complete and the community’s demographics, land use patterns, housing needs, and economic conditions have shifted to reflect the rise of online shopping, remote work, and other national trends. Several objectives guided the development of this Master Plan. These objectives are outlined below and are addressed throughout the Master Plan document that follows this chapter.

### Check-in with the community on their vision for the future.

The 2006 Master Plan contained five broad themes and 12 guiding principles that served as the basis of the community’s vision for the future. Input received as part of the 2024 Master Plan update process confirmed that while these themes are still relevant, modifications were needed to reflect changes in the community’s values and priorities since the early 2000s. This iteration of the Master Plan is organized around seven guiding principles (formerly themes) to better emphasize community values and priorities that emerged as part of the 2024 Master Plan Update Listening Tour, as described <>, as well as other community and stakeholder engagement. More information about the 2024 Master Plan update process can be found in <> [Appendix X].

### 2024 Master Plan Update Listening Tour [Sidebar/text box]

As part of the Master Plan update process, City staff and Planning Commission members hosted a series of Listening Sessions around the community. In total, 21 Listening Sessions were held and attended by approximately 355 participants. Listening Sessions were structured as informal discussions. Each meeting kicked off with a round of introductions, followed by a brief description of the Master Plan and Master Plan update process, and discussion about what participants like—or would like to change—about Carson City.

#### Summary of Key Themes

WHAT ARE YOUR FAVORITE THINGS ABOUT CARSON CITY?

- **Small-town atmosphere/sense of community.** Size and compact footprint of the city; friendly people and the ability to know your neighbors; community events.
- **Location/access to services.** Have what we need but still have access to big-city amenities and services; central to Reno, Lake Tahoe, California, the Tahoe Reno Industrial Center (TRIC), and the Reno/Tahoe International Airport.
- **Open space/views/natural environment.** Access to open spaces; clean air and natural environment; appreciation for the beauty of the area.
- **Access to outdoor recreation.** Access to parks, trails, opens space/public lands, and Tahoe.
- **History/historic character.** Well-preserved historic district; appreciation for the history of community and the charm of historic buildings.

- **Downtown.** Most walkable neighborhood in town; good example of redevelopment; appreciation for historic character; supportive of local businesses.
- **Walkability/bikeability.** Bike-friendly community, connectedness of neighborhoods; appreciation for Downtown.

#### IF YOU COULD CHANGE ONE THING ABOUT CARSON CITY, WHAT WOULD IT BE?

- **Vacant buildings/revitalization.** Redevelop vacant properties (e.g., Kmart, Ormsby); encourage revitalization/adaptive reuse of other empty storefronts and “tired” areas.
- **More activities for youth/young adults.** Programs for kids, young adults, and families; afterschool activities; year-round activities (to avoid having to go to Reno).
- **Land use/development regulations.** Desire for more (or less) density; specific questions/concerns about regulations or processes; need to facilitate infill/redevelopment; clarify intent of/enforce regulations; consider alternative building products.
- **Housing options/lack of affordability.** Desire for a range of housing types—tiny homes, affordable, starter homes, high-end retirement/over 55 options, large lot single family; flexibility for ADUs/mother-in-law units.
- **Infrastructure and services.** Fix roads/potholes, funding for infrastructure, improve pedestrian/bicycle infrastructure.
- **Homelessness.** Desire to explore/address source of crisis; expand access to services.
- **Connectivity.** Better connectivity for walking and biking (sidewalks/trails).
- **Business attraction/retention and economic development.** More focus on small businesses’ needs and potential barriers to success; stronger promotion of Carson City; someone driving economic development.
- **Recreation and community facilities.** Desire for more community meeting spaces; larger community center; year-round sports complex; new library, community garden, and swimming pool.

#### **Confirm where and how the community should grow in the future.**

Carson City has had a Growth Management Program in place since 1978 to help manage the rate of growth and to ensure adequate service levels and infrastructure capacity. As part of the 2006 Master Plan update process, the community’s options for future growth were tested in the form of the three scenarios outlined below:

- **Scenario 1: Compact Urban Growth**—Under Scenario 1, it was assumed that a significant portion of future growth would be focused inward to vacant or underutilized areas within the City’s existing “footprint.” New development at the urban fringe would be minimized and public lands surrounding the city would remain largely undisturbed, preserving hillsides and major community gateways.
- **Scenario 2: Mixed-Use Activity Centers**—Scenario 2 assumed that a significant amount of future development within the city would occur within strategically located activity centers containing a more diverse mix of land uses than is currently found in Carson City’s developed areas.
- **Scenario 3: Urban Expansion**—Scenario 3 assumed that Carson City’s existing land use types, densities, and basic development patterns would continue to expand in a manner similar to what existed within the community in the early 2000s. Most new development would occur on vacant lands at the periphery of the urbanized area and publicly owned lands suitable for urban development would be released to accommodate additional expansion.

Based on community feedback, the goals and policies contained in the 2006 Master Plan reflected a combination of Scenarios 1 and 2, above. Input received as part of the 2024 Master Plan update reinforced the community’s desire to maintain a compact urban footprint. To achieve this vision, this iteration of the Master Plan establishes an Urban Services Boundary (see map and definition in Chapter 3) to help clarify the limits of future urban development based on current water and sewer service plans. It also emphasizes the importance of planning to avoid and mitigate the impacts of natural and human-caused disasters by discouraging development in flood- and fire-prone areas and aligning with the goals of the Hazard Mitigation Plan. Community input also revealed support for moving away from the concept of mixed-use activity centers as a defining feature of the Land Use Plan and towards a more flexible approach to that broadly encourages mixed-use development and activity centers as a tool to revitalize major gateway corridors and vacant or underutilized properties.

### **Recalibrate the Master Plan to Reflect Community Priorities and Current Best Practices**

The 2024 Master Plan update was not intended as a “start-from-scratch” effort, but rather as an opportunity to review and modernize the 2006 Master Plan to reflect the needs of Carson City today—and for the future. In December 2023, members of the project team conducted over 50 interviews with Carson City residents, staff, department heads, elected officials, boards and commissions, partner agencies, community groups, and others with an interest or role in implementing the 2006 Master Plan. The purpose of the initial interviews was to help evaluate how well the 2006 Master Plan was serving Carson City’s needs, to identify potential areas where policy direction was lacking or needed to be clarified; and to identify specific opportunities for improvement. Interview results were summarized in the February 2024 Master Plan Assessment (See Appendix B <>), which highlighted the following areas of focus for the updated Master Plan:

- Deepen the community’s understanding of the factors that influence Carson City’s growth rate and ultimate buildout.
- Clarify future land use designations and policy direction for areas of transition.
- Expand revitalization focus along major corridors.
- Recalibrate mixed-use and non-residential land use designations to reflect the changing dynamics of retail and employment.
- Define housing needs and Carson City’s role in providing opportunities for diverse housing options.
- Reinforce Carson City’s commitment to environmental stewardship and community resilience.
- Strengthen partnerships and leverage community assets.

Recommendations contained in the Master Plan Assessment were vetted and refined based on discussions with the Board of Supervisors and Planning Commission in late January 2024, and further refined and explored with the broader community as part of the first round of community engagement in April 2024, and follow up work session with the Board of Supervisors and Planning Commission in May 2024. Updates to the organization of the Master Plan, and the goals and

policies within the Master Plan were made to reinforce these areas of focus, as well as the results of the Listening Sessions.

## HOW ARE THE GOALS AND POLICIES OF THE MASTER PLAN IMPLEMENTED?

The Master Plan is a general policy document to guide the physical development of the City. Many of the policies contained in the Master Plan are implemented through the day-to-day actions of City staff and elected and appointed officials. However, the Master Plan does not have the force of law as a regulation or ordinance for the enforcement of its goals and policies. Zoning maps and ordinances must be adopted to create the regulations and enforcement authority to implement the Master Plan. An Action Plan is included in <> [Chapter 12] of this document to provide a “roadmap” as to how the goals and policies should be implemented.

## HOW DOES ZONING OF MY PROPERTY RELATE TO THE MASTER PLAN?

City zoning regulations consist of both a zoning map and a written ordinance that divides the City into zoning districts, including various residential, commercial, industrial, and mixed-use districts. The zoning regulations describe what type of land use and specific activities are permitted in each district, and regulate how buildings, signs, parking, and other features may be placed on a lot. The zoning regulations also provide procedures for re-zoning and other planning applications. The zoning map and zoning regulations provide the property “entitlements” to development, while the Master Plan provides a guide for the future development of the property. Proposed changes to the zoning of a particular property must be consistent with the Master Plan Land Use Map. That is to say, the Land Use Map contained in this Master Plan should guide future re-zoning decisions.

## COMPLIANCE WITH NEVADA STATE STATUTES

Nevada Revised Statutes (NRS) 278.150 through 278.170 states that a Planning Commission and Board of Supervisors (or governing body) shall prepare and adopt a comprehensive, long-term general plan for the physical development of the City. This Master Plan, which replaces the City’s 2006 Plan, has been prepared and adopted in accordance with those statutes and shall be used in conjunction with other adopted plans to guide growth and development within Carson City’s jurisdiction. A summary of other relevant plans can be found in <> [Appendix A].

## PLAN ORGANIZATION

The Master Plan is organized around seven guiding principles, which serve as a framework for the implementation of the community’s vision and the related goals and policies contained in each chapter. In addition to this introductory chapter, the Plan is comprised of the following:

- **Chapter 2: Vision and Guiding Principles**—contains a statement of the community’s vision for the future, along with an overview of the guiding principles which serve as a framework for the rest of the Plan.
- **Chapter 3: Well-Managed Growth**—contains goals and policy statements pertaining to the community’s desire for a compact urban footprint, a balanced land use pattern, the implementation of development practices that protect natural resources, plans to mitigate the City from natural and human-made disasters, and collaboration among local, state, and federal organizations.
- **Chapter 4: Access to Open Lands and Recreational Opportunities**—contains goals and policy statements to reflect the broad objectives of the City’s related Parks and Recreation and Open Space Master Plans and their role in the City’s land use policy decisions.
- **Chapter 5: Economic Vitality**—contains goals and policy statements pertaining to the City’s commitment to a variety of economic development tools.
- **Chapter 6: Vibrant Downtown and Gateway Corridors**—contains goals and policy statements to support the continued revitalization of downtown and key gateway corridors .
- **Chapter 7: Livable Neighborhoods**—contains goals and policy statements pertaining to housing and the protection of established neighborhoods.
- **Chapter 8: Unique History and Culture**—contains goals and policy statements reflecting the community’s desire to preserve historic and cultural resources and support the arts.
- **Chapter 9: A Connected Community**— contains goals and policy statements to reflect the broad objectives of the City’s related Transportation, Transit, and Unified Pathways Master Plans and their role in the City’s land use policy decisions.
- **Chapter 10: Land Use Plan**— contains the Land Use Map, a description of land use categories used in the Plan, and detailed land use policies.
- **Chapter 11: Specific Plan Areas**—contains specific policies pertaining to the three Specific Plan Areas identified on the Land Use Plan, including the Schulz Ranch (SR-SPA), Lompa Ranch (LR-SPA), and Eastern Portal—Virginia & Truckee Railroad Gateway (V&T-SPA) Specific Plan Areas.
- **Chapter 12: Action Plan**—contains a discussion of recommended priority actions to be taken to implement the Plan, as well as an Action Plan Matrix that summarizes policies by chapter and assigns the priority and timing of the actions so the appropriate resources may be allocated.
- **Appendix A: Community Profile**—contains a variety of maps and “snapshots” of relevant background data used to develop the Plan, including the following subject areas: Land Use; Infrastructure, Services, and Community Facilities; Transportation and Mobility; Open Space, Parks and Recreation; Environmental Values and Constraints; Historical and Cultural Resources; Demographic Trends; Economic Trends; and Housing Trends. This information

served as the basis for evaluating Carson City’s existing conditions and future development capacity.<sup>1</sup>

- **Appendix B: [Master Plan Assessment](#)**—contains a summary of input received as part of initial interviews conducted as part of the 2024 Master Plan update and recommendations that informed the updated Master Plan.

---

<sup>1</sup> Former Appendix A: Related Plans and Implementation Documents replaced by references and links to relevant documents included as part of the Community Profile.

# Chapter 2: Vision and Guiding Principles<sup>2</sup>

*A vision is a statement that describes the kind of city that residents, business owners, and leaders want their community to become in the future. This Vision for Carson City describes the community’s collective values and aspirations and creates an image of the City based upon what it is today and what residents would like it to be in the future. The Vision is founded on the premise that the health of the City and the quality of life of its residents are dependent upon the balancing of multiple factors, including economic, social, and environmental considerations. These components are interrelated and essential to the continued health and sustainability of the community. Addressing these factors in a comprehensive manner provides a balanced and flexible basis for formulating the City’s Master Plan.*

## VISION

*Carson City is a community that recognizes the importance of protecting and enhancing its heritage and distinct character; the scenic and environmental quality of its natural surroundings; and the quality of life of its residents. It is a city that takes great pride in its role as Nevada’s state capital and strives to offer its residents a balanced community with a diverse range of housing, employment, educational, shopping, and recreational opportunities and support services.*

## GUIDING PRINCIPLES

Carson City’s vision is grounded in seven Guiding Principles. The Guiding Principles reflect the community’s vision at a broad policy level; highlighting areas where the City has opportunities to build on its strengths—as well as those areas where a change in policy direction is needed to improve a condition that is not consistent with the Vision. The Guiding Principles, listed in no particular order of importance, include:

- Guiding Principle 1: Well-Managed Growth
- Guiding Principle 2: Access to Open Lands and Recreational Opportunities
- Guiding Principle 3: Economic Vitality
- Guiding Principle 4: Vibrant Downtown and Gateway Corridors

---

<sup>2</sup>The number of guiding principles (formerly themes) was expanded from five to seven to better emphasize key themes that emerged from the Listening Sessions. In addition, one “layer” of policy guidance was removed to simplify this chapter (and subsequent chapters).

- Guiding Principle 5: Livable Neighborhoods
- Guiding Principle 6: Unique History and Culture
- Guiding Principle 7: A Connected Community

The Guiding Principles set the stage for the more specific goals and policies contained in subsequent chapters of this plan.

## **1. WELL-MANAGED GROWTH**

*Carson City believes a well-managed community is able to provide employment opportunities for its residents as well as a diverse choice of housing, recreational opportunities, and retail services without overburdening infrastructure and utility capacity. Since the late 1970s, the City has utilized a Growth Management Program to ensure that adequate water and wastewater facilities exist for future development projects and that future projects will not negatively impact the City's ability to provide existing residents and businesses with water and wastewater services. The City will continue to prioritize compact urban development to minimize sprawl and preserve the scenic hillsides and open lands surrounding the community. The City will also continue to work to become more resilient in the face of natural disasters, such as wildfires and floods, through the implementation of hazard mitigation policies, and through collaboration with local, state, and federal partners.*

*Goals and policies for achieving Well-Managed Growth support efforts to:*

- *Promote the efficient use of land, water and infrastructure;*
- *Discourage intensive development in hazard-prone areas;*
- *Protect sensitive natural and visual resources;*
- *Encourage the use of sustainable development practices (e.g., water and energy conservation, local food production, tree preservation/replacement, and use of renewable energy); and*
- *Foster cooperation on Master Plan issues.*

## **2. ACCESS TO OPEN LANDS AND RECREATIONAL OPPORTUNITIES**

*Carson City values the ability to access an extensive network of open lands within and surrounding the community, as well as a range of recreational facilities. The City will continue to provide a diverse range of parks and recreational opportunities to include facilities and programming for all ages, abilities, and interests. The City will also continue to establish connections to the community's expansive open space network, providing residents and visitors with access to scenic vistas and both passive and active recreation. These recreational opportunities will serve both existing and future residents.*

*Goals and policies for providing Access to Open Lands and Recreational Opportunities support efforts to:*

- *Enhance the City's parks and open space network;*

- *Improve access to recreation at a neighborhood level;*
- *Expand the City’s capacity and excellence in community-wide recreation facilities and programs; and*
- *Promote the preservation of and access to state and federal lands as a community amenity.*

### **3. ECONOMIC VITALITY**

*Carson City enjoys its reputation as a small town with access to big-city amenities, and is projected to see a steady increase in jobs over the coming decades. The City will continue to seek opportunities to diversify the local economy, including focusing on ways to support industrial development, expanding the local retail base, supporting the retention and growth of local small businesses, and fostering entrepreneurship. The City will continue to leverage its many assets and overall quality of life as a means of generating tourism revenue and attracting new employers to the community. The City will continue to approach economic development activities using a collaborative approach that leverages available state resources, and encourages cooperation between the public and private sector, and with other agencies and jurisdictions as appropriate. However, achieving the objectives of this Master Plan require the City to take a stronger role in economic development moving forward.*

*Goals and policies for achieving Economic Vitality support efforts to:*

- *Promote a collaborative approach to economic development;*
- *Maintain and enhance Carson City’s primary job base;*
- *Recognize and adapt to the impact of technology on work and workforce patterns;*
- *Promote the diversification of the retail service base;*
- *Promote revitalization and reinvestment in underutilized areas;*
- *Promote fiscal and economic health; and*
- *Promote the city’s assets as economic development tools.*

### **4. VIBRANT DOWNTOWN AND GATEWAY CORRIDORS**

*Over the past ten years, Downtown has been transformed through public investment in pedestrian improvements, lighting, signage, landscaping, and infrastructure; however, private investment has lagged behind, creating pockets of underutilized and poorly maintained property in high-traffic areas of the community. The revitalization of Carson City’s gateway corridors through public and private investment will be a priority to help enhance the visual appeal of the community, promote economic development, and create new opportunities for people of all ages, incomes, and ability levels to live, work, and recreate. As part of these efforts, the City will continue to enhance the appearance, safety, and functionality of public rights of way, and promote adaptive reuse and reinvestment in properties, prioritizing the redevelopment of properties that have long sat underutilized. The City will also continue to prioritize the ongoing revitalization of Downtown Carson City as a major asset of the community by supporting efforts to attract private sector investment and collaborating with major property*

owners and the business community to establish a broader “footprint” for and series of destinations within Downtown to enhance its visibility and appeal.

Goals and policies for creating Vibrant Activity Centers and Corridors support efforts to:

- Enhance the safety, functionality, and appearance of gateway corridors;
- Facilitate the revitalization of vacant and underutilized properties; and
- Promote the ongoing revitalization of Downtown.

## 5. LIVABLE NEIGHBORHOODS

Carson City residents value the community’s safe, attractive, and diverse neighborhoods. Livable neighborhoods contain not only homes, but also services and amenities for supporting the day-to-day activities of residents and visitors. Carson City will encourage the development of new neighborhoods within the Urban Services Boundary that contain a mix of land uses and housing options that meet the varying functional and financial needs of its residents, including single-family detached and attached homes (duplexes, townhomes), multi-family homes, accessory dwellings, and housing included as part of mixed-use developments. The City will also work to maintain the quality and character of established neighborhoods, encourage reinvestment in declining neighborhoods, and ensure that infill and redevelopment is designed in a manner that minimizes impacts on existing neighborhoods.

Goals and policies for creating Livable Neighborhoods support efforts to:

- Expand housing options to meet the needs of existing and future residents and workers of all ages, abilities, and income levels;
- Support the retention and expansion of affordable and workforce housing options within the community;
- Maintain the quality, character, and livability of established neighborhoods; and
- Promote reinvestment in declining neighborhoods.

## 6. UNIQUE HISTORY AND CULTURE<sup>3</sup>

Carson City is home to a rich tapestry of historic, cultural, archaeological, and paleontological resources that serve as community landmarks and draw visitors from around the country. Destinations like the V&T Railroad, the Stewart Indian School, the Orion Clemens House, the Kit Carson Trail, the Historic District, the Capitol grounds, and many others offer insights into the history of Carson City’s settlement, as well as the history of the indigenous tribes that occupied the Carson Valley prior to the arrival of European settlers in the 1850s. Carson City also boasts a lively arts and culture scene. The City will continue to support historic preservation through partnerships with volunteers, non-profit organizations, and the State Historic Preservation Office (SHPO) as well as through the use of financial, building, and related incentives for the

---

<sup>3</sup> New. Proposed to provide an opportunity to consolidate and expand historic preservation and tourism goals and policies.

*restoration and rehabilitation of historic structures and facilities. The City will also collaborate with local artists, artist organizations, cultural facilities, and economic development and tourism partners to promote the historic and cultural offerings that contribute to the community's economy, vibrancy, and quality of life.*

*Goals and policies that bolster Carson City's Unique History and Culture support efforts to:*

- *Protect and preserve Carson City's historic and cultural resources;*
- *Promote heritage tourism; and*
- *Support the expansion of arts and cultural programs, events, destinations, and initiatives.*

## **7. A CONNECTED COMMUNITY**

*Carson City will maintain a safe transportation system that facilitates efficient travel both within and through the community using a variety of motorized and non-motorized modes. The City will seek to ensure that most major destinations, parks, and open space areas within the community are accessible via safe, enjoyable routes, free of vehicular conflicts, that allow the user to appreciate the natural setting of Carson City without their automobiles. Additionally, the City will seek opportunities to enhance existing transit services as feasible to increase travel choices for the community and to support a more compact pattern of growth.*

*Goals and policies for creating a Connected Community support efforts to:*

- *Provide a safe and efficient multi-modal transportation system for all users;*
- *Coordinate land use and transportation decisions to support the use of alternative modes of transportation; and*
- *Establish a city-wide system of multi-use pathways.*

# Chapter 3: Well-Managed Growth

## WHERE WE ARE TODAY

*As of 2022, Carson City had a population of 58,314 residents,<sup>4</sup> making it the tenth largest city in Nevada. In the 2006 Master plan, the City committed to striking a balance between supporting denser, mixed-use developments that blend residential, commercial, and recreational spaces and preserving traditional residential neighborhoods to accommodate future growth. As a result of this commitment, the City continues to encourage compact, infill development within the City's Urban Services Boundary and discourage intensive development in hazard prone areas.*

*Concerns around funding for infrastructure and public amenities, as well as the availability of developable land and water, are top of mind for residents, business owners, and City officials alike. Since the late 1970s, the City has utilized a Growth Management Program to ensure that adequate water and wastewater facilities exist for future development projects and that future projects will not negatively impact the City's ability to provide existing residents and businesses with water and wastewater services. Today, the Growth Management Program regulates residential growth by limiting the number of building permits for residential units on an annual basis and by establishing a water use threshold for commercial and industrial development. At its current capacity, the City's water and wastewater facilities have an estimated buildout population of 76,000 people. Through the implementation of its Hazard Mitigation Plan, Carson City also works with local, state, and federal partners to plan for and mitigate the effects of potential natural and human-caused disasters on life, property, and government services in the event of a major event.*

*Well-managed growth is also essential for preserving the natural, scenic, and environmentally sensitive areas in and around Carson City, such as the Carson River and Prison Hill. Community members value and want to protect the open spaces, wildlife habitats, and historical sites that provide active and passive recreational opportunities for residents and visitors, and maintain access to the vast public lands that surround the City.*

---

<sup>4</sup> Includes group quarters population (incarcerated individuals).

## LOOKING TO THE FUTURE

*Carson City will continue to prioritize compact development that makes efficient use of the limited land area and water resources the City has available for growth, that fosters the provision of infrastructure and services in a cost-effective manner, and that balances development with conservation of the natural environment—particularly where open lands abut the Urban Services Boundary. The City will also take steps to become more resilient in the face of natural disasters, such as wildfires and floods, through the implementation of hazard mitigation policies and sustainable development practices. Mindful collaboration with local organizations, as well as state and federal agencies, will be essential to achieving the goals in this Chapter.*

## GOALS AND POLICIES<sup>5</sup>

### GOAL 3.1—PROMOTE THE EFFICIENT USE OF LAND, WATER, AND INFRASTRUCTURE<sup>6</sup>

#### 3.1a—Growth Management<sup>7</sup>

Ensure that the City’s Land Use Map represents a level of growth that may be accommodated with available water resources and sewer capacity. Monitor growth trends and conduct periodic reviews of the City’s growth capacity to ensure the Master Plan is consistent with the recommendations of the City’s Water and Wastewater Master Plans. Continue to review applications for proposed residential and commercial development in accordance with the Carson City 1988 Growth Management Ordinance.

#### 3.1b—Urban Services Boundary<sup>8</sup>

Concentrate future growth within the Urban Services Boundary to make efficient use of the City’s limited supply of privately-owned land, infrastructure, and services. Discourage growth in locations not currently served by urban services or not planned to be served by the City’s water and wastewater infrastructure, as identified in the City’s Water and Wastewater Master Plans.<sup>9</sup>

<sup>5</sup> Former Goal 1.3 and associated policies moved to Chapter 4.

<sup>6</sup> Combines former Goals 1.1, Goal 1.2, and 2.1 and associated policies with updates.

<sup>7</sup> Combines former 1.1a and 1.1d.

<sup>8</sup> Former 1.1b with updates.

<sup>9</sup> Need input from Public Works re: plan references. There are numerous related plans that fall under the umbrella of “Water and Wastewater Master Plans.” Is this sufficient to capture those plans? Or are there specific plans that should be referenced here?

## **What is the Urban Services Boundary?**

The Urban Services Boundary (as shown on the diagram <> and the Land Use Map) represents the planned limits of the City’s water and wastewater service capability according to the City’s Water and Wastewater Master Plans. For planning purposes, the Boundary represents the limits of future urban development.

## **PLACEHOLDER FOR URBAN SERVICES BOUNDARY MAP DIAGRAM**

---

### **3.1c—Range of Land Use Opportunities<sup>10</sup>**

Provide opportunities for a range of residential, mixed-use, commercial, employment, public, and open space uses at a variety of scales and intensities that are consistent with existing and planned infrastructure capacity. [See also, Chapter 10: Land Use Plan.]

---

### **3.1d—Infill, Redevelopment, and Adaptive Reuse<sup>11</sup>**

Continue to encourage the creative use of vacant and underutilized sites through infill, redevelopment, and adaptive reuse as consistent with the goals and policies of this Master Plan. [See also, policies 5.2c, 5.4a, 6.2b, 6.2c, 7.4b, and 7.4c.]

---

### **3.1e—Infrastructure Improvements<sup>12</sup>**

Continue to enforce the City’s policy of requiring private developers to build and pay for the capital facilities (e.g., local streets, access improvements, new water or sewer lines, upsizing of existing water or sewer lines) needed to support proposed developments, particularly improvements that will serve new development directly, or that are needed to offset the potential impacts of a proposed development on established neighborhoods or businesses. Consider exceptions to this policy on a case-by-case basis to support the goals and policies contained in Chapter 6, or in instances when the public benefits associated with a project are sufficient to warrant an alternative approach.

---

### **3.1fe—Mixed-Use Development**

Provide opportunities for mixed-use development (with either a vertical or horizontal orientation, as appropriate given the surrounding development context) to offer flexibility in the face of changing market conditions, increase resident access to services and amenities, and encourage the revitalization of areas in need of reinvestment. [See also, policies 6.2a, MU 1.1, and MU 1.2.]

---

<sup>10</sup> Former policy 2.1a with updates.

<sup>11</sup> Replaces former policy 1.2a (Priority Infill Areas), which are now addressed more comprehensively in Chapter 6.

<sup>12</sup> New. Intended to clarify current policy regarding infrastructure provision and establish a framework for potential instances where public investment may be necessary to incentivize redevelopment.

## **GOAL 3.2—MITIGATE THE POTENTIAL RISK AND EFFECT OF NATURAL OR HUMAN-CAUSED HAZARDS ON LIFE, PROPERTY, AND INFRASTRUCTURE<sup>13</sup>**

### **3.2a—Hazard Mitigation Planning<sup>14</sup>**

Continue to work with FEMA and other local and state agencies to adopt and implement preparedness, response, and recovery measures as part of the Carson City Hazard Mitigation Plan, Carson City Wildfire Protection Plan, and through strategic planning and coordination.

#### **Placeholder for Natural Hazards Map –(include WUI, faultlines, floodplain Planning for Hazards (sidebar/text box)**

The Carson City Hazard Mitigation Plan (HMP) is a collaborative plan created by Carson City in partnership with a variety of local, regional, state, and federal partners. The HMP identifies the possible causes, locations, and severity of potential natural or man-made hazards in Carson City, and recommends action items to mitigate the risk and effect of hazards on residents and property. Led by the Carson City Emergency Management Division, Carson City uses the HMP to guide projects and mitigation actions like public education, resource coordination, and preventative action. According to the HMP, Carson City has a high risk of experiencing wildland fires, flooding, earthquakes, severe winter storms, and acts of violence (due to Carson City’s role as the state capitol), and a moderate risk of experiencing the cascading impacts of climate change and drought.

### **3.2b—Wildland Urban Interface<sup>15</sup>**

Increase public awareness of the potential hazards presented by living and building within the Wildland Urban Interface by continuing to educate existing residents on appropriate measures to be taken to minimize the potential loss of life and property in the event of a wildfire or other natural disaster. Discourage the development of new neighborhoods within the Wildland Urban Interface to limit the impacts of potential disasters.

#### **What is the Wildland Urban Interface?<sup>16</sup>**

The Wildland Urban Interface (WUI), as shown on the Natural Hazards Map, is the line, area, or zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels.

<sup>13</sup> Current Goal 3.3 and associated policies with updates to expand focus on hazard mitigation.

<sup>14</sup> Former policy 3.3a with updates.

<sup>15</sup> Former policy 3.3b with updates/new title.

<sup>16</sup>As defined by the City’s Fire Department.

---

### **3.2c—Floodplain Management<sup>17</sup>**

---

Continue to discourage development within the 100-year floodplain and require development on flood prone properties to be clustered out of the 100-year floodplain as defined by FEMA. Coordinate with Alpine, Churchill, Douglas, and Lyon County on the implementation of the Carson River Watershed Floodplain Management Plan, as adopted.

---

### **3.2d—Geologic Hazards**

---

Continue to require any development with an identified earthquake fault on site to have a professional geotechnical report to establish required setbacks from the fault to structures and other mitigation measures.

---

### **3.2e—Infrastructure Resiliency<sup>18</sup>**

---

Develop mitigation strategies, redundancies, and back-up systems, or consider relocation of City infrastructure and facilities located in high-hazard areas. Where relocation and redundancies are not feasible, seek to upgrade existing and build new infrastructure and facilities designed to withstand a greater degree of stress or damage. Work with regional service and utility providers to ensure their infrastructure and facilities are protected as well.

---

## **GOAL 3.3—PROTECT SENSITIVE NATURAL AND VISUAL RESOURCES<sup>19</sup>**

---

---

### **3.3a—Environmentally Sensitive Areas**

---

Protect environmentally sensitive areas, such as floodplain and wetlands, using available tools, including but not limited to, development setbacks, land dedication, and conservation easements.

---

### **3.3b—Protection of Existing Site Features**

---

Ensure that development outside of the Urban Services Boundary is designed to minimize disturbances to existing stands of mature trees, distinctive topographic features (hillsides/ridgelines), and other character-defining features, particularly those that are visible from other locations in the community. Require a detailed site analysis for any development outside of the Urban Services Boundary to identify unique features to be protected.

---

### **3.3c—Hillside Development**

---

Limit future hillside development through the retention of public lands at a local, state, or federal level. Minimize the visual impacts of hillside development on private lands through the

---

<sup>17</sup> Former policy 3.3d. Reference to 2018 Carson River Floodplain Management Plan added.

<sup>18</sup> New.

<sup>19</sup> Consolidates former goals 3.1 and 3.2 with updates to reflect current regulations.

implementation of applicable hillside development standards, placing a particular focus on areas identified on the Skyline Area Map.

---

### **3.3d—Dark Skies**

---

Protect visibility of the City’s dark skies, encourage energy conservation, and limit the impacts of light pollution on the community and surrounding public lands by reducing light trespass and glare created by urban development and the lighting of recreational areas, particularly at the edges of or outside of the Urban Services Boundary and near the Western Nevada College Observatory.

---

### **3.3e—Communication and Renewable Energy Facilities and Equipment<sup>20</sup>**

---

Ensure that communication and renewable energy facilities and equipment, such as cellular towers and utility scale solar and wind facilities, are located and designed to not detract from the City’s visual quality.

---

### **3.3f—Carson City Freeway Corridor**

---

Maintain signage controls for the Carson City Freeway Corridor that limit the height, type, size, and quantity of signs permitted for future development.

---

## **GOAL 3.4—ENCOURAGE THE USE OF SUSTAINABLE DEVELOPMENT PRACTICES<sup>21</sup>**

---

---

### **3.4a—Sustainable Construction Techniques**

---

Require the use of energy conservation strategies through the enforcement of the International Energy Conservation Code, as adopted, and other programs as required by state law. Encourage the use of sustainable building materials and construction techniques through programs such as the US Green Building Council's LEED (Leadership in Energy Efficiency and Design) rating system which provides voluntary national standards and certification for a range of construction types to promote the development of energy efficient, sustainable buildings and communities.

---

### **3.4b—Water Conservation<sup>22</sup>**

---

Continue to encourage water conservation efforts at a community-wide and household level through education and incentive-based programs such as Carson City’s Every Drop Counts—Be Water Smart program, which promotes low-water landscaping.

---

<sup>20</sup> Expanded focus to include utility scale wind and solar.

<sup>21</sup> New goal to highlight existing policies from former Goal 1.1. and existing sustainability efforts within the City.

<sup>22</sup> Former 1.1c.

---

### **3.4c—Energy Conservation**

---

Encourage the incorporation of site planning and building design techniques that promote solar and wind efficiency in the construction of new homes and non-residential development.

Encourage the use of new and emerging technologies that lead to increased energy conservation for both residential and non-residential uses.

---

### **3.4d—Stormwater Management<sup>23</sup>**

---

Continue to require the use of stormwater best management practices (BMPs) and low impact development (LID) strategies that are designed to minimize the adverse effects of development on local waterways and manage runoff.

---

### **3.4e—Tree Preservation and Replacement**

---

Maintain the City’s commitment to the Nevada Tree City USA Program and associated efforts to protect and enhance the City’s urban tree canopy on public and private land. Continue to require the retention of healthy, mature trees as part of the development process, and enforce requirements for replacement in instances where retention is not possible due to location, site constraints, or other factors.

---

### **3.4f—Pollinator-Friendly Landscapes<sup>24</sup>**

---

Incorporate pollinator-friendly plantings as part of City parks, open spaces, community gardens, and other public spaces. Encourage the use of pollinator-friendly plants in landscape plans for non-residential and multi-family residential developments.

---

### **3.4g—Government Buildings and Operations<sup>25</sup>**

---

Continue to evaluate and implement cost-effective improvements, practices, and upgrades that improve energy efficiency, reduce CO2 emissions, and otherwise improve the sustainability and resilience of city operations.

---

### **3.4h—Urban Agriculture<sup>26</sup>**

---

Support efforts by residents, non-profits, schools, property and business owners, and community groups to expand local food production, reduce food insecurity, and support educational opportunities.

---

<sup>23</sup> New. Supports Low Impact Development & Drainage Manual adopted as part of Municipal Code in 2021.

<sup>24</sup> New. Supports City’s Bee City USA designation.

<sup>25</sup> New. To reflect ongoing efforts by [Public Works](#).

<sup>26</sup> New. Supports efforts like [the Greenhouse Project](#).

## **GOAL 3.5—FOSTER COOPERATION ON MASTER PLAN ISSUES**<sup>27</sup>

### **3.5a—Coordination with Adjoining Counties**

Coordinate with Lyon, Washoe, and Douglas Counties to minimize land use conflicts at shared boundaries, identify opportunities for shared recreational access or amenities, and to ensure that applicable master plans for each jurisdiction are mutually compatible with the goals and policies of this Master Plan.

### **3.5b— Coordination with State and Federal Agencies**

Coordinate with state and federal agencies, including the Bureau of Land Management and Forest Service, whose land holdings are adjacent to the City, to minimize land use conflicts within the urban interface, identify opportunities for shared recreational access or amenities, and to ensure that plans for federal landholdings are mutually compatible with the goals and policies of this Master Plan.

### **3.5c—Coordination with Regional Planning Agencies**

Coordinate with regional planning organizations, such as the Carson Area Metropolitan Planning Organization (CAMPO) and Tahoe Regional Planning Agency (TRPA) to ensure that the City is appropriately engaged in ongoing regional planning activities and that adopted regional plans are mutually compatible with the goals and policies of this Master Plan.

### **3.5d—Coordination of Services**

Continue to coordinate with internal service departments as well as other governmental organizations, such as the School District, that provide services to residents to ensure that existing and new neighborhoods have adequate services and school sites.

### **3.5e—Nevada Energy and Southwest Gas**

Coordinate with Nevada Energy and Southwest Gas on the location of new power lines and future facilities necessary to serve the community.

<sup>27</sup> Former goal 1.5 and associated policies.

# Chapter 4: Access to Open Lands and Recreational Opportunities<sup>28</sup>

## WHERE WE ARE TODAY

*Carson City community members place great value on having access to scenic open space and recreational opportunities. In 1996, Carson City residents approved Ballot Question 18 – The Quality of Life Initiative, creating a supplemental sales tax revenue source (1/4 of a cent) for parks, open space, pathways, and associated maintenance. This funding has allowed the City, in partnership with a variety of organizations, to develop and maintain a wide assortment of facilities, including:*

- *An expansive open space program, both within and surrounding Carson City, that provides residents and visitors alike with access to scenic vistas as well as active and passive recreation opportunities.*
- *An extensive parks system, including special use facilities (such as shooting ranges), sports complexes, golf courses, and a cemetery.*
- *A significant inventory of pathways, including trails, sidewalks, bike lanes, and multi-use paths that support the use of non-automotive travel.*
- *A broad range of recreation facilities and programs, including the Community Center theatre, gym, aquatic facility, sports complexes, and various off-site programs which routinely draw people from Washoe County (including Reno and Sparks), Douglas County, Storey County, Lyon County, and California.*

*As the City continues to grow, ongoing investment will be required to maintain the level of service expected by current residents while meeting the needs of new residents. Additional consideration will need to be given to how recreational amenities are distributed throughout the city, as well as how facilities are designed and updated to meet changing community preferences.*

---

<sup>28</sup> Reframed/expanded scope of former Chapter 4 to reflect input received as part of the Listening Tour. Formerly “Equitable Distribution of Recreational Opportunities.”

## LOOKING TO THE FUTURE

*Carson City will continue to provide a diverse range of parks and recreational opportunities to include facilities and programming for all ages, abilities, and interests. The City will also continue to enhance connections to the community’s expansive open space network, providing residents and visitors with access to scenic vistas and both passive and active recreation. These recreational opportunities will serve both existing and future neighborhoods.*

## GOALS AND POLICIES

### GOAL 4.1—ENHANCE THE CITY’S PARKS AND OPEN SPACE NETWORK<sup>29</sup>

#### 4.1a—Parks Master Plan<sup>30</sup>

Continue to provide a diverse range of parks and recreational opportunities consistent with the City’s Parks Master Plan.

#### 4.1b—Open Space Master Plan

Continue to review future development proposals for consistency with the City’s Open Space Master Plan and coordinate with the Open Space Advisory Committee on Master Plan issues.

#### 4.1c—Open Space Network

Continue to pursue opportunities to expand or enhance the community’s open space network consistent with the Open Space Master Plan.

<sup>29</sup> New.

<sup>30</sup> New.

## **GOAL 4.2—IMPROVE ACCESS TO RECREATION AT A NEIGHBORHOOD LEVEL** <sup>31</sup>

### **4.2a—Distribution of Facilities**<sup>32</sup>

Evaluate the amenities and features of parks and recreational facilities throughout the City on a periodic basis to ensure they are balanced in terms of their distribution and adequately meet the needs of the community.

### **4.2b—Maintain/Enhance Existing Facilities**

Improve the quality of existing parks and recreational facilities and create additional facilities where possible in underserved locations. Continue to pursue opportunities to improve the City’s existing community center/aquatic facility in Mills Park.

### **4.2c—Match Improvements to Demand and Current Standards**

Require that new developments provide park facilities commensurate with demand created and consistent with the City’s adopted standards. Continue to work with developers to identify opportunities for new park facilities in new neighborhoods based on the Parks and Recreation Master Plan.

### **4.2d—Balance Parkland Disparity**

Identify opportunities to balance the amount and types of parkland available within existing and future neighborhoods by focusing new neighborhood parks in areas currently underserved (or that will be underserved as the result of future infill/redevelopment) and in new neighborhoods using the Parks and Recreation Master Plan as a guide.

## **GOAL 4.3—EXPAND THE CITY’S CAPACITY AND EXCELLENCE IN COMMUNITY-WIDE RECREATION FACILITIES AND PROGRAMS** <sup>33</sup>

### **4.3a—Ongoing Maintenance**<sup>34</sup>

Ensure standards and resources are in place to support continued maintenance of park and recreational facilities in advance of entering into agreements with private landowners, acquiring new sites, or accepting donations.

<sup>31</sup> Former Goal 4.1: Promote Recreational Equity at a Neighborhood Level and associated policies. May want to consider combining with Goal 4.1?

<sup>32</sup> New.

<sup>33</sup> Former Goal 4.2 and associated polices.

<sup>34</sup> New, in response to concerns about resource limitations.

---

#### **4.3b—Recreation Partners**

---

Continue to pursue cost-effective sharing of facilities and resources with the City’s existing and potential recreation partners.

---

#### **4.3c—Carson River Master Plan**

---

Ensure that the goals and policies contained in the Master Plan and the uses designated on the Land Use Map are consistent with those contained in the Carson River Master Plan.

---

### **GOAL 4.4—PROMOTE THE PRESERVATION OF AND ACCESS TO STATE AND FEDERAL LANDS AS A COMMUNITY AMENITY<sup>35</sup>**

---

---

#### **4.4a— State and Federal Land Disposal**

---

Discourage the future disposal of property identified as State and Federal Lands on the Land Use Map for private development when located outside the Urban Services Boundary. Continue to coordinate with the BLM to ensure that its disposal plans are consistent with the City’s Land Use Plan.

---

#### **4.4b—State and Federal Land Transfers**

---

Monitor lands slated for potential disposal and identify opportunities for the transfer of such lands to City ownership (where lands are needed for public facilities, parks, trail access, or similar functions) through the Federal Lands Bill and other programs.

---

#### **4.4c—Access to Public Lands<sup>36</sup>**

---

Ensure that vehicular and pathway access to surrounding public lands are maintained as development occurs adjacent to public lands. Require pathways, bicycle facilities, and roadway easements through future developments as identified in the Unified Pathways Master Plan.

---

#### **4.4d—Prison Hill Master Plan<sup>37</sup>**

---

Continue to promote the Prison Hill Recreation Area as an amenity for residents and visitors who enjoy both motorized and non-motorized trail use. Continue to support the maintenance and expansion of the area’s trail system in line with the recommendations of the Prison Hill Master Plan.

---

<sup>35</sup> Former Goal 1.3 and associated policies 1.3a and 1.3b (Chapter 3: A Balanced Land Use Pattern). Expanded to address access to public lands.

<sup>36</sup> Former policy 1.4a (Chapter 3: A Balanced Land Use Pattern), with updates.

<sup>37</sup> New.

# Chapter 5: Economic Vitality<sup>38</sup>

## WHERE WE ARE TODAY

*Carson City's identity and economy are heavily influenced by its role as the state capitol. Public Administration is the largest employment industry in Carson City (representing nearly one in every four jobs), followed by the Health Care and Social Assistance industries. The State Legislature meets every other year, bringing with it an influx of legislators, lobbyists, and aides from around Nevada that fill the City's hotels and restaurants. Carson City's economy also benefits from the City's proximity to Lake Tahoe, an abundance of outdoor recreation opportunities, arts and cultural events, and historical tourism.*

*As with other communities in Nevada and around the country, Carson City has experienced the effects of a changing workforce and retail trends. In the post-COVID-19 era, remote and hybrid work options that were once the exception have become commonplace as employers struggle to attract and retain skilled workers. While the State's Administrative and Legislative Branches both maintain a workforce in Carson City, many employees commute from neighboring communities and some work remotely at least part of the time. Rising housing costs have also made it increasingly challenging for young adults, families, service workers, and others with more limited resources to live and work in Carson City. As a result, there are more jobs in Carson City than there are working residents to fill those jobs.*

*While retail jobs are increasing, the City has added very little net new retail or office space since 2014, and vacancies along major commercial corridors have posed persistent challenges due to their age, condition, and in some cases, absentee owners. While residents note they are generally able to meet their day-to-day needs within Carson City, there is interest in expanding retail and entertainment options.*

*Carson City also has a large inventory of industrial and industrial/flex space, primarily concentrated near the airport and at the eastern gateway. The inventory of industrial space in Carson City has experienced modest growth over the past decade but growth has been limited in part because of land constraints. At the same time, neighboring Storey County has seen tremendous expansion in large-scale industrial users with a technological focus at the Tahoe Reno Industrial Center (TRIC) and other areas in the region are poised for continued industrial growth.*

*Economic development in Carson City is supported by the Carson City Chamber of Commerce, the Carson City Downtown Business Association, as well as the State of Nevada Department of Business & Industry Business Resource Hub, the Northern Nevada Development Authority*

---

<sup>38</sup> This chapter has been reframed to focus on economic development objectives more broadly. Goals and policies related to the specifics of downtown, gateway corridors, and other mixed-use areas have been relocated to Chapter 6.

*(NNDA), various Nevada Governor’s Office of Economic Development (GOED) programs, and the Nevada Small Business Development Center. The City also participates in tourism campaigns led by Visit Carson City, Travel Nevada, and others.*

## **LOOKING TO THE FUTURE**

*Carson City is projected to see a steady increase in jobs over the coming decades, bolstering the City’s primary jobs base and providing opportunities to enhance the vitality of the community. The City will continue to seek opportunities to diversify the local economy, including focusing on ways to support industrial development, expanding the local retail base, supporting the retention and growth of local small businesses, and fostering entrepreneurship. The City will continue to leverage its many assets and overall quality of life as a means of generating tourism revenue and attracting new employers to the community. The City will continue to approach economic development activities using a collaborative approach that leverages available state resources, and encourages cooperation between the public and private sector, and with other agencies and jurisdictions as appropriate. However, achieving the objectives of this Master Plan require the City to take a stronger role in economic development moving forward.*

### **Learn more about Non-Residential Development Trends and Projections**

An analysis of non-residential development trends and projections was prepared to help inform the 2024 update to the Carson City Master Plan. A technical memorandum documenting the methodology used is provided in the Appendix. For a summary of key findings, visit: [www.envisioncarsoncity.org/community-profile](http://www.envisioncarsoncity.org/community-profile).

## GOALS AND POLICIES

### GOAL 5.1—PROMOTE A COLLABORATIVE APPROACH TO ECONOMIC DEVELOPMENT<sup>39</sup>

#### 5.7a—Economic Development Strategy<sup>40</sup>

Establish and periodically update an Economic Development Strategy for Carson City that defines economic development roles and responsibilities in coordination with state and regional partners, identifies target industries, and articulates near-term priorities to support the implementation of this Master Plan.

#### 5.1b—Public/Private Sector Collaboration

Promote collaboration between the City and public- and private-sector partners. Work with other levels of government and with the private sector to support and encourage activities associated with a range of economic development activities, as necessary and appropriate.

#### 5.1c—Development Regulations and Procedures

Maintain land-use regulations and permitting procedures that are understandable, predictable, and can be accomplished within reasonable time periods. Consider streamlined permitting procedures to encourage desired economic development objectives. [See also, policy 7.2g].

#### 5.1d—Statewide Economic Development Efforts

Leverage, wherever possible, statewide economic development efforts to help attract business investment to Carson City and promote the benefits of the region.

#### 5.1e—Business Cycles

Recognize that business cycles will occur and that the competitive landscape is rapidly evolving. Provide planning flexibility that can be responsive to unforeseen or changing economic conditions and community needs within the context of the Master Plan.

#### 5.1f—Neighboring Counties

Recognize that Carson City’s economy and economic development are impacted by a broader economic unit that includes surrounding counties. Wherever possible, and where there is a net positive economic and fiscal gain, economic development strategies should be collaborative.

<sup>39</sup> Former Goal 5.7 and associated policies.

<sup>40</sup> New. Intended to build upon the City’s [FY22-26 Strategic Plan](#). While the Strategic Plan identifies a number of economic development priorities, advancing key priorities in the updated Master Plan will require a stronger focus on economic development.

---

### **5.1g—Property Value Retention/Enhancement**

---

Promote economic development alternatives that protect or enhance existing and future property values – commercial, industrial and residential.

---

### **5.1h—Adequate Infrastructure**

---

Recognize the importance of adequate infrastructure in economic development and long-run economic stability.

---

## **GOAL 5.2—MAINTAIN AND ENHANCE CARSON CITY'S PRIMARY JOB BASE<sup>41</sup>**

---

---

### **5.2a—Retention/Expansion of Established Employers**

---

Retain and support the expansion of major employers already established within the community, such as the State of Nevada; Carson-Tahoe Hospital's Regional Medical Center and associated facilities; Western Nevada College; the extensive manufacturing community; finance, insurance, and real estate industries (FIRE); banking; and other knowledge-based industries. Continue to coordinate the City's ongoing planning efforts and Land Use Map with major employers where applicable to ensure compatibility with their facility master plans and expansion efforts.

---

### **5.2b—Business Support and Recruitment**

---

Use available resources, such as the Northern Nevada Development Authority's business growth and incentives programs, and UNR's Small Business Development Center and its graduate School of Business, and any designated City resources to support existing businesses and to recruit new companies to the community aligned with economic diversification goals. Collaborate with local educational facilities (public high schools; Western Nevada College) and foster public-private-partnerships to cultivate new opportunities for current and future employers in the community and promote expansion and recruitment of industries that offer career opportunities for both secondary and post-secondary school graduates.

---

### **5.2c—Diverse Employment and Entrepreneurial Opportunities**

---

Support the growth of varied industries and encourage workforce development across multiple targeted sectors to improve economic resilience. Prioritize initiatives that attract high-tech, manufacturing, healthcare, and creative industries, alongside traditional retail and service sectors. Use available State resources such as the State of Nevada Department of Business & Industry Business Resource Hub, various Nevada Governor's Office of Economic Development strategic programs, and the Nevada Small Business Development Center, and implement City-based

---

<sup>41</sup> Former Goal 5.1 and associated policies with updates to reflect trends and existing conditions. Policies 5.1f through 5.1h not carried forward to avoid overlap with Chapter 6.

incentives, to the extent possible, to foster diverse economic growth and create a supportive environment for startups and established businesses alike.

---

### **5.2d—Industry Specializations**

---

Focus local economic development efforts to build on existing businesses in the sectors of medical, advanced and high-tech manufacturing, recycling, and hydraulics and pneumatics. Identify, develop, and enhance these and additional industrial specializations in which the City can effectively compete to retain and gain market share. Improve opportunities for workforce training and development in targeted industrial sectors, including those already present in Carson City.

---

### **5.2e—Workforce Training**

---

Promote activities that have the potential to upgrade the skill and wage levels of the City’s resident labor force and those likely to enter the labor force (e.g., local college graduates). Encourage educational opportunities for the development and/or upgrade of skills required for employment, advancement, and entrepreneurship.

---

### **5.2f—Workforce Services**

---

Encourage the expansion of programs, services, and land uses that are necessary to support participation in the local workforce, including training, job placement, childcare, health care, and transportation services.

---

## **GOAL 5.3—RECOGNIZE AND ADAPT TO THE IMPACT OF TECHNOLOGY ON WORK AND WORKFORCE PATTERNS<sup>42</sup>**

---

---

### **5.3a—Home-Based Occupations and Remote/Hybrid Work**

---

Support home-based occupations and remote/hybrid work through the incorporation of live/work units that are generally consistent with the character of adjoining properties and surrounding neighborhoods. Enhance digital infrastructure citywide by ensuring reliable high-speed internet access and establishing public Wi-Fi hotspots in public spaces like parks, libraries, and community centers.

---

### **5.3b—Access to Community Information**

---

Use technology to increase information available to residents and businesses regarding growth patterns, economic conditions, development activity, local recreational, retail, and entertainment-based amenities, and other elements of the competitive landscape.

---

<sup>42</sup> Former Goal 5.2 and associated polices with updates.

---

### **5.3c—Development Regulations**

---

Adopt development regulations that enable flexibility in the adaptive reuse of existing buildings as needs change over time and create opportunities for reinvesting in nonconforming buildings. [See also, policies 5.4a, 6.2b, 6.2c, 7.4b, and 7.4c.]

---

## **GOAL 5.4—PROMOTE THE DIVERSIFICATION OF THE RETAIL SERVICE BASE<sup>43</sup>**

---

---

### **5.4a—Destination Retail<sup>44</sup>**

---

Encourage the creation of destination retail developments that include shops, restaurants, entertainment or recreational venues, offices, hotels, premium amenities, and upscale gaming venues to provide residents with access to a variety of retail service and entertainment needs close to home, and to attract patrons from surrounding growth areas.

---

### **5.4b—Retail Leakage**

---

Monitor the diversity of retail sales activity in the City and promote economic development activities that reduce retail leakages. In doing so, recognize the longer-term economic implications of primary versus secondary employment opportunities.

---

## **GOAL 5.5—PROMOTE REVITALIZATION AND REINVESTMENT IN UNDERUTILIZED AREAS<sup>45</sup>**

---

---

### **5.5a—Redevelopment Assistance**

---

Continue to work with local businesses and property owners to encourage and assist in redevelopment efforts within the boundaries of its existing redevelopment areas. Focus efforts on encouraging higher intensity and mixed-use development in Downtown and along major gateway corridors. [See also, policies 5.2c, 6.2b, 6.2c, 7.4b, and 7.4c]. Tie to priority sites identified in Chapter 6

---

### **5.5b—Redevelopment Areas**

---

Review redevelopment area boundaries periodically and expand or adjust to support the redevelopment objectives of this Master Plan.

---

<sup>43</sup> Existing Goal 5.2 and associated policies with updates to reflect current conditions and retail trends.

<sup>44</sup> Shifted from ‘Regional Retail’ to ‘Destination Retail’ focus.

<sup>45</sup> Former Goal 5.9 and associated policy with updates.

---

### **5.5c—Public Facilities<sup>46</sup>**

---

Provide the public services and public facilities necessary to sustain a high quality of life and attract business investment. Consider obtaining additional information directly from business operators to better define these services.

---

## **GOAL 5.6—PROMOTE FISCAL AND ECONOMIC HEALTH<sup>47</sup>**

---

---

### **5.6a—Balanced Revenues**

---

To the extent of the City’s control, maintain competitive development fees relative to surrounding communities while balancing adequate revenues to construct infrastructure needed to support development.

---

### **5.6b—Fiscal Impact**

---

Recognize the unique nature of Nevada’s tax system and promote economic development alternatives that result in a net positive fiscal impact for the City.

---

## **GOAL 5.7—PROMOTE THE CITY’S ASSETS AS ECONOMIC DEVELOPMENT TOOLS<sup>48</sup>**

---

---

### **5.7a—Community Recreational Facilities**

---

Expand opportunities to generate visitor revenue by continuing to promote the use of the community’s sports complexes, aquatic facility, community center, and theater for regional, state-wide, or national sports tournaments. Seek necessary funding to improve the quality of existing recreational facilities and develop additional facilities as appropriate.

---

### **5.7b—Recreational Amenities**

---

Increase awareness of the City’s parks, sport complexes, pathway system, open space system, and other recreational amenities as a tool for attracting businesses seeking a high quality of life for their employees.

---

<sup>46</sup> Former policy 5.5e.

<sup>47</sup> Former Goal 5.8 and associated policies.

<sup>48</sup> Former Goal 5.5 and associated policies. Broadened to include Heritage Tourism here (with updates) and moved Goal 5.4 and policies to new Chapter 8.

---

### **5.7c—Lake Tahoe Gateway**

---

Develop and share promotional materials that highlight the City as a primary gateway to Lake Tahoe and its associated recreational and tourism amenities as a means of attracting additional tourism revenues and promoting the City as an attractive place to live and work.

---

### **5.7d—Airport-Related Recreation**

---

Continue to support the goals and policies of the Airport Master Plan. Encourage the development of airport-related commercial uses (e.g., sightseeing flights, skydiving, and extreme skiing tours) that will increase the City’s visibility and marketability as a destination for tourists and recreational aviators.

---

### **5.7e—Heritage Tourism**

---

Continue to support the efforts of Visit Carson City, Travel Nevada, and other state and regional partners to promote tourism activities associated with the major historic resources within the community, such as the Westside Historic District, V&T Railroad, the Kit Carson Trail, the Nevada State Prison, and the State Capitol Complex.

---

### **5.7f—Natural Resource Conservation**

---

Encourage economic development that conserves natural resources and open spaces, protects environmental quality, and enhances the overall quality of life.

---

### **5.7g—Educational Resources**

---

Emphasize educational resources of the community (public schools and Western Nevada College) as an economic development tool. Enhance those resources where possible and efficient to do so.

# Chapter 6: Vibrant Downtown and Gateway Corridors

## WHERE WE ARE TODAY

*Downtown Carson City is the heart and soul of the community. Its sense of place is defined by the lushly landscaped Capitol grounds, the many historic buildings that line Carson Street, the variety of local restaurants and shops, and its walkability. Over the past ten years, Downtown has been transformed through public investment in pedestrian improvements, lighting, signage, landscaping, and infrastructure; however, private investment has lagged behind, creating pockets of underutilized and poorly maintained property in high-traffic areas of the community.*

*Along the City's major gateway corridors, aging strip commercial uses and longstanding vacancies present challenges to economic development, both visually and by hindering potential revitalization momentum. High profile sites, such as the Ormsby House and the old Kmart building, remain a source of frustration among residents who are eager to see a change.*

*Community members of all ages shared that, while they appreciate Carson's small-town feel and retail/service offerings, they often travel to other destinations in the region to access services and amenities that are not available in Carson City. Young adults and families with children in particular noted that they would like to see more restaurants, entertainment options, and outdoor activities in Carson City, that appeal to their demographics.*

## LOOKING TO THE FUTURE

*The revitalization of Carson City's gateway corridors through public and private investment will be a priority to help enhance the visual appeal of the community, promote economic development, and create new opportunities for people of all ages, incomes, and ability levels to live, work, and recreate. As part of these efforts, the City will continue to enhance the appearance, safety, and functionality of public rights of way, and promote adaptive reuse and reinvestment in properties, prioritizing the redevelopment of properties that have long sat underutilized. The City will also continue to prioritize the ongoing revitalization of Downtown Carson City as a major asset of the community by supporting efforts to attract private sector investment and collaborating with major property owners and the business community to establish a broader "footprint" for and series of destinations within Downtown to enhance its visibility and appeal.*

## GOALS AND POLICIES<sup>49</sup>

### GOAL 6.1—ENHANCE THE SAFETY, FUNCTIONALITY, AND APPEARANCE OF GATEWAY CORRIDORS<sup>50</sup>

#### 6.1a—Complete Streets<sup>51</sup>

Continue to implement Complete Streets improvements along North Carson Street and East William Street with the goal of improving the entire length of each corridor and establishing a seamless connection to Downtown Carson City. Design intersections, crossings, traffic calming features, and roadway widths to improve accessibility and safety for bikes, pedestrians, and transit vehicles/riders. Incorporate landscaped medians, street trees, public art, wayfinding signage, and other features to enhance the appearance of the public realm and the comfort and safety of those who use it.

#### What are Complete Streets? [Sidebar/Text box]<sup>52</sup>

Carson City adopted a Complete Streets policy in 2014. Complete Streets are designed and operated to enable safe access and comfortable accommodation for users of all ages and abilities, including, without limitation, pedestrians, bicycle riders, movers of commercial goods, persons with disabilities, vehicles for public transportation and their passengers, older adults, children and motorists. As an added benefit, Complete Streets support economic development and enhance the visual experience for users.

#### 6.1b—Highway 50 Corridor

Collaborate with the Nevada Department of Transportation, area businesses and property owners, and other stakeholders to develop and implement a coordinated vision and goals for the Highway 50 corridor that foster a coordinated approach to land use, access management, multi-modal transportation, signage, and other considerations.

#### 6.1c—Connectivity to Adjacent Neighborhoods and Employment Uses

Establish direct connections between gateway corridors and adjacent residential neighborhoods and employment uses, as identified in the City’s Unified Pathways Master Plan, to improve non-automobile access.

<sup>49</sup> Existing Goal 6.1 and associated policies 6.1a through 6.1c not carried forward. These topics are addressed in detail as part of the land use policies in Chapter 10.

<sup>50</sup> New.

<sup>51</sup> New.

<sup>52</sup> From 2014 Complete Streets Policy. <https://www.carson.org/home/showpublisheddocument/78654>

---

### **6.1d—Business Signage<sup>53</sup>**

---

Balance visibility considerations for businesses with the need to minimize impacts on surrounding views and reduce sign “clutter” along gateway corridors in the design of signage plans for individual developments. Encourage the incorporation of historic signs (e.g., neon, painted murals) or other unique features into signage plans where feasible. [See also, policy 3.3f].

---

## **GOAL 6.2—FACILITATE THE REVITALIZATION OF VACANT AND UNDERUTILIZED PROPERTIES**

---

---

### **6.2a—Mix of Uses**

---

Accommodate a mix of commercial, employment, residential, entertainment, and/or other supporting uses on vacant and underutilized properties along gateway corridors and in Downtown, in accordance with applicable land use policies in Chapter 10. Allow the actual mix of uses to be tailored to individual site parameters, market demand, and the surrounding development context on a project-by-project basis.

---

### **6.2b—Adaptive Reuse**

---

Support the repurposing of vacant or functionally obsolete buildings where the original use intended for the building is no longer viable. Place a particular emphasis on the adaptive reuse of buildings that have been vacant for an extended period of time and/or are located in a highly visible location. [See also, policies 5.2c, 6.2c, 7.4b, and 7.4c].

---

### **6.2c—Infill and Redevelopment**

---

Encourage infill of vacant parcels and the redevelopment of underutilized properties when adaptive reuse is not feasible. Support opportunities to consolidate smaller lots where necessary to increase the viability of redevelopment. Collaborate with property owners, developers, and the community to define the desired mix of uses and other parameters for larger redevelopment sites. [See also, policies 5.2c, 6.2b, 6.2b, 7.4b, and 7.4c].

---

### **6.2d—Incentives<sup>54</sup>**

---

Explore the use of incentive programs, such as capital projects subsidies (e.g., access improvements and façade upgrades), design assistance programs, tax credits, land subsidies to mitigate rising and prohibitive land costs, or similar strategies to promote reinvestment. Consider

---

<sup>53</sup> New. Incorporates updated and new policies that address considerations for both Downtown and gateway corridors.

<sup>54</sup> Formerly 5.6a. with updates

establishing regulatory incentives (e.g., density or height bonuses, an expanded range of permitted uses, or reduced parking requirements) that complement existing redevelopment tools.

---

### **6.2e—Infrastructure and Service Improvements<sup>55</sup>**

---

Proactively plan for infrastructure and service improvements necessary to support uses and densities planned for vacant and underutilized sites and buildings in Downtown and along primary gateway corridors. Facilitate discussions between developers and the City’s Public Works department to ensure existing water and sewer services can accommodate proposed projects, or establish a means for upgrading water and sewer services to meet project demands.

---

## **PLACEHOLDER FOR PRIORITY INFILL AND REDEVELOPMENT AREAS MAP**

---

---

### **6.2f—Public-Private Partnerships<sup>56</sup>**

---

Seek opportunities for public-private partnerships on individual projects with the potential to play a major role in or serve as a future model for Downtown or corridor revitalization efforts, in terms of their size, location, and use—such as through the incorporation of workforce or affordable housing, joint use parking, structured parking, or other public benefits. [See also, policy 5.7b].

---

### **6.2g—Branding**

---

Explore opportunities to establish distinctive names or branding for different corridors (or segments of corridors), as well as for different character areas within Downtown, in collaboration with business and property owners, the Chamber of Commerce, and the Downtown Business Association. [See also, Goal 5.6].

---

## **GOAL 6.3—PROMOTE THE ONGOING REVITALIZATION OF DOWNTOWN<sup>57</sup>**

---

---

### **6.3a—Private Investment**

---

Recognize the need to continue to promote private investment that complements the substantial public improvements made in the transformation of Carson Street and Curry Street through streetscape, landscaping, signage, and other Downtown improvements. Place a particular focus on the expansion of housing options in Downtown and opportunities to pursue the redevelopment or adaptive reuse of the Ormsby House.

---

<sup>55</sup> Former 1.2c with updates.

<sup>56</sup> Former 5.6d. Adapted to go beyond Downtown.

<sup>57</sup> Former Goal 5.6 and associated policies combined with former Goal 8.1 and associated policies. Policies have been updated to reflect current conditions and practices and reduce repetition with the Downtown Mixed-Use (DTMU) land use policies in Chapter 10.

---

### 6.3b—Downtown Programming and Events

---

Continue to promote Downtown as the hub for year-round community- and visitor-oriented events and activities through the efforts of the Downtown Business Association and other partners.

---

### 6.3c—Downtown Character Areas<sup>58</sup>

---

The Downtown Mixed-Use land use category encompasses several distinct character areas or districts, as illustrated on the accompanying diagram on page <>. The area also includes much of the Carson City Historic District. Future development and public/private investments in Downtown should reinforce the identity of and distinctions between these areas:

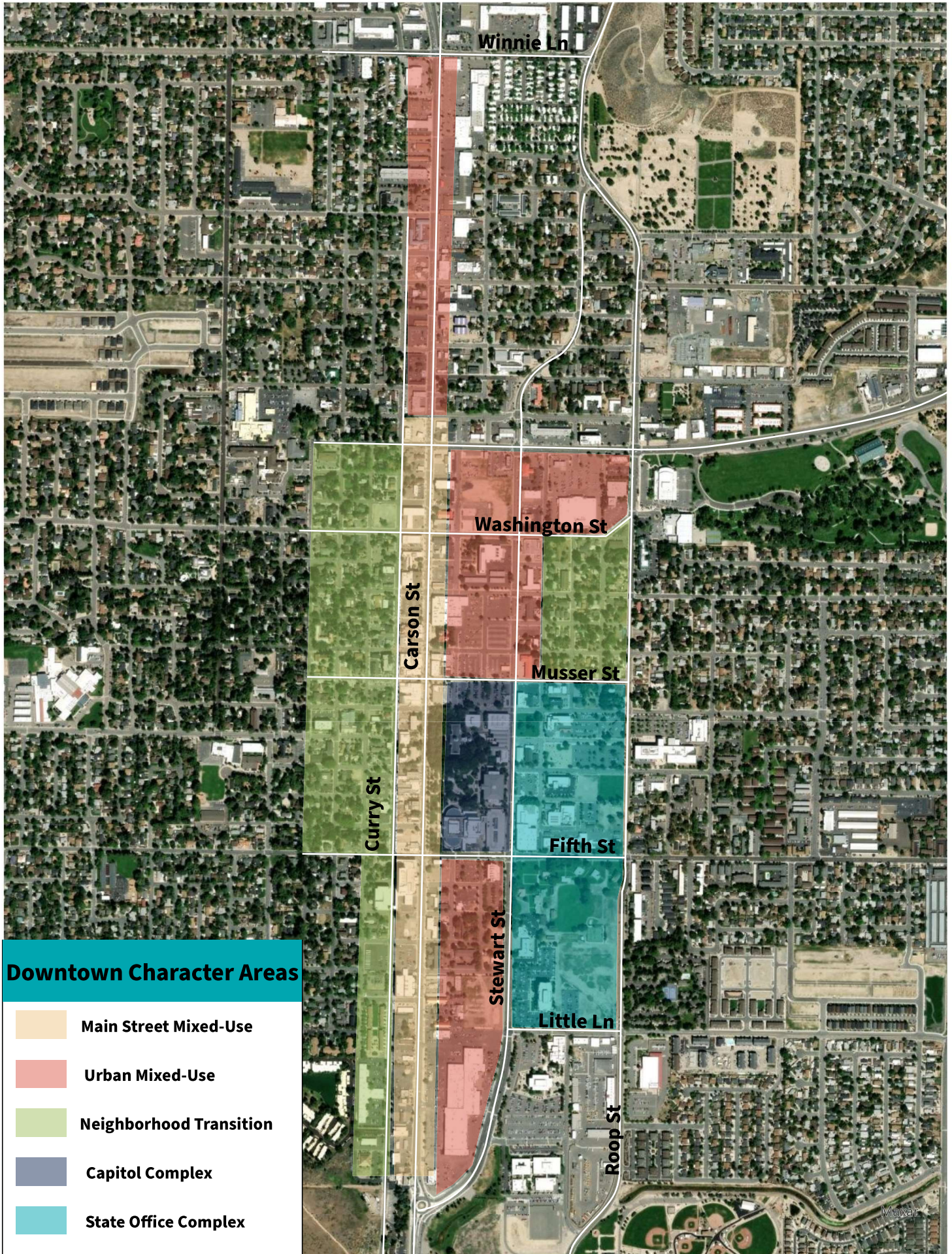
- **Main Street Mixed-Use (Carson Street).** This area is characterized by the traditional “main street” character found along portions of Carson Street between John Street and 8<sup>th</sup> Street, as defined by a mix of historic storefronts and public buildings, a modest scale (generally 2 to 3 stories), on-street parking, and a pedestrian-oriented streetscape. Opportunities exist for the rehabilitation of existing buildings, many of which are listed on the National or State Register of Historic Places (or eligible to be listed), through façade improvements and/or adaptive reuse. Near-term infill and redevelopment or adaptive reuse priorities include the Ormsby House and the vacant hotel block between Washington and Ann Streets. Additional opportunities for infill and redevelopment exist South of 8<sup>th</sup> Street; however, efforts to support and retain existing businesses should be the primary focus.
- **Urban Mixed-Use.** This area is characterized by high concentrations of vacant or underutilized parcels east and west of the Main Street Mixed-Use Area, many of which are currently used for surface parking. Opportunities for larger, higher-density development (up to 8 or 10 stories on some blocks) exist, which may be suitable for uses that require a larger footprint, such as convention space, hotels, casinos, and multi-family residential. While a vertical mix of uses is encouraged, single-use buildings may be appropriate along secondary street frontages.
- **Neighborhood Transition.** This area is characterized by an eclectic mix of residential, office, small-scale retail, and other complementary uses. Buildings in the Neighborhood Transition Area have a smaller-scale and more residential character than is found in other areas of Downtown, particularly in areas west of Carson Street. Building heights generally do not exceed 3 stories, and some businesses are located in converted single-family residences. While infill and redevelopment opportunities exist, the adaptive reuse of the existing building stock in this area provides opportunities for smaller businesses that may benefit from a less prominent location (and potentially less expensive) option.
- **Capitol Complex.** The Capitol Complex is a defining feature of Downtown Carson City. While it is not under the City’s jurisdiction, the Capitol Complex serves as a draw for visitors and

---

<sup>58</sup> Based on input received, the extent of the Downtown Mixed-Use land use category and Downtown Character Areas have been expanded to reflect the actual boundaries of the Downtown Mixed Use zone district, extend north to along Carson Street to Winnie Lane, and include the entirety of the areas east and west of Carson that are currently zoned Residential/Office.

residents and contributes to the character and vibrancy of Downtown. Plans for properties that abut the Capitol Complex should be coordinated with state facilities staff and planners, as appropriate.

- **State Office Complex.** The State Office Complex is also not within the City’s jurisdiction and lies on the eastern edge of Downtown. However, the employee base that it houses contributes substantially to the vibrancy of Downtown and the health of Downtown businesses. Plans for properties that abut the State Office Complex should be coordinated with state facilities staff and planners, as appropriate.



---

### **6.3d—Carson City Historic District<sup>59</sup>**

---

Continue to promote a balanced approach to economic development and historic preservation within Downtown, recognizing that these objectives are not mutually exclusive. Encourage the rehabilitation and adaptive reuse of historic structures regardless of whether or not they are listed on the State or National Register of Historic Places. [See also, Goal 8.1].

---

### **6.3e—Capitol Master Plan<sup>60</sup>**

---

Recognize the unique opportunity created by the state government cluster. Support ongoing efforts to reinvest in existing state buildings and construct new buildings and the long-term implementation of the Capitol Master Plan.

### **PLACEHOLDER FOR CAPITOL MASTER PLAN GRAPHIC**

---

---

<sup>59</sup> New. Draws from preface to Division 5 – Historic District.

<sup>60</sup>New. Adapted from former policy 5.6f.

# Chapter 7: Livable Neighborhoods<sup>61</sup>

## WHERE WE ARE TODAY

*Carson City residents value the community's safe, attractive, and diverse neighborhoods. However, like many communities across the country, Carson City is experiencing cost of living increases as wages stagnate and the housing supply struggles to keep up with demand. Many of the community's younger residents aspire to buy a home and start a family in the City, but struggle to find options they can afford.*

*Today, Carson City's housing stock is made up of predominantly older, detached single-family homes, but is becoming more diverse, as townhomes and apartment buildings continue to pop up around the city. Based on the projected population growth, Carson City is anticipated to need around 2,100 additional housing units by 2042. These homes will need to accommodate a range of income levels and household types, including options for older residents looking to retire in Carson City and young families looking to start a life here.*

*Infill and redevelopment have occurred in multiple forms: on larger parcels that remain within the Urban Services Boundary (in the form of new planned neighborhoods); within older neighborhoods (in the form of individual homes or small multifamily developments); as well as along aging commercial corridors. While this activity has helped to expand the variety of housing options that are available for new and long-time residents, the scale and intensity of infill and redevelopment has at times generated concern from residents of established neighborhoods.*

---

<sup>61</sup> New chapter (drawing from former Chapter 6: Livable Neighborhoods and Activity Centers) to allow for an expanded focus on housing and neighborhoods. Generally, policies that address design and character considerations in detail have been consolidated as part of the land use policies in Chapter 10.

## LOOKING TO THE FUTURE

*Livable neighborhoods contain not only homes, but also services and amenities for supporting the day-to-day activities of residents and visitors. Carson City will encourage the development of new neighborhoods within the Urban Services Boundary that contain a mix of land uses and housing options that meet the varying functional and financial needs of its residents, including single-family detached and attached homes (duplexes, townhomes), multi-family homes, accessory dwellings, and housing included as part of mixed-use developments. The City will also work to maintain the quality and character of established neighborhoods, encourage reinvestment in declining neighborhoods, and ensure that infill and redevelopment is designed in a manner that minimizes impacts on existing neighborhoods.*

### Learn more about Residential Development Trends and Projections

An analysis of residential development trends and projections was prepared to help inform the 2024 update to the Carson City Master Plan. A technical memorandum documenting the methodology used is provided in the <> [Appendix A]. For a summary of key findings, visit: [www.envisioncarsoncity.org/community-profile](http://www.envisioncarsoncity.org/community-profile).

## GOALS AND POLICIES

### GOAL 7.1—EXPAND HOUSING OPTIONS TO MEET THE NEEDS OF EXISTING AND FUTURE RESIDENTS AND WORKERS OF ALL AGES, ABILITIES, AND INCOME LEVELS<sup>62</sup>

#### 7.1a—Lifestyle and Stage of Life Options<sup>63</sup>

Maintain the ability for Carson City residents to choose from an array of housing options ranging from large lots to suburban to urban based on their lifestyle preferences, income level, and stage of life, as supported by range of residential land use categories on the Land Use Map.

#### 7.1b—Mix of Housing Types

Encourage a mix of housing types, price points, and unit sizes as part of new developments based upon their size, location, surrounding neighborhood context, and applicable land use policies, as contained in Chapter 10.

<sup>62</sup> Combines former Goal 2.2 and Goal 9.1. Consolidated former policies and expanded/refined.

<sup>63</sup> New. Reinforces range of preferences expressed as part of listening tour.

---

### 7.1c—Higher Density Housing Types

---

Support the incorporation of attached, higher density housing types, such as townhomes, multi-family apartments and condominiums, live-work options, and housing for special populations such as seniors or people with specialized needs in locations that have access to, or are planned to include, a range of services and amenities, employment opportunities, and transit.

---

### 7.1d—Accessory Dwelling Units

---

Provide opportunities for accessory dwelling units (ADUs) in existing and established neighborhoods as a means of expanding affordable and multi-generational housing options.

---

### 7.1e—Accessible Design<sup>64</sup>

---

Encourage the construction of homes that meet universal design or visitability principles to facilitate aging-in-place, accommodating older residents and others with mobility limitations or disabilities.

---

### 7.1f—Neighborhood Design<sup>65</sup>

---

Promote variety and visual interest in the design of new neighborhoods through the incorporation of varied lot sizes, building styles and colors, garage orientation, and other features, as consistent with the land use policies contained in Chapter 10 of this Plan.

---

## SIDEBAR/TEXT BOX: HOUSING TERMINOLOGY

---

**Affordable Housing.** Housing affordability comes down to the relationship between the price of housing in a community (either sale price or rent) and the incomes of households in that community. Generally, for housing to be affordable, housing costs (including utilities) for any given household should not exceed 30 percent of the household’s gross annual income. When households must spend more of their incomes on housing, it means they have less income to spend on essential services (such as healthcare, childcare, and transportation) and discretionary items that benefit the local economy (such as meals at a local restaurant).

**Workforce Housing.** Workforce housing is a subset of affordable housing, and generally refers to housing that is affordable to households earning between 80 percent and 120 percent of the area median income (AMI). In other words, housing costs for households earning between 80 percent and 120 percent of AMI should not exceed 30 percent of those households’ gross annual incomes. Typically, workforce housing is targeted toward workers who are vital for the everyday function of the community, such as teachers, public safety workers, first responders, and workers in retail, food/beverage, hotel/casino, and other core industries.

---

<sup>64</sup> New. Reflects the needs of an aging population.

<sup>65</sup> Former 6.1b.

**GOAL 7.2—SUPPORT THE RETENTION AND EXPANSION OF AFFORDABLE AND WORKFORCE HOUSING OPTIONS WITHIN THE COMMUNITY<sup>66</sup>**

**7.2a—Existing Affordable Units**

Collaborate with local non-profits and housing partners to access and employ available local, state, and federal programs that provide funds devoted to the retention and rehabilitation of existing, income-restricted affordable housing.

**7.2b—New Lower-Cost Units<sup>67</sup>**

Work with non-profit housing partners, state and federal agencies, and others to expand the availability of certified affordable housing units, housing options for first-time homebuyers, and workforce housing units through the development and construction of new affordable and mixed-income housing projects.

**7.2c—Manufactured Home Parks<sup>68</sup>**

Build the capacity of homeowner groups, affordable housing providers and support organizations to enable the purchase, rehabilitation and long-term management of manufactured home parks where practicable. Consider expanding opportunities for site built housing options (e.g. townhomes or multifamily development) as a tool to encourage reinvestment, where appropriate. Where retention of an existing manufactured home park is not feasible due to age or condition, consider mitigation strategies to assist residents displaced through closure or redevelopment.

**7.2d—Land Inventory<sup>69</sup>**

Establish and maintain an inventory of public lands, including state or federal disposal sites and City-owned properties that may be suitable for workforce and/or affordable housing development. Collaborate with the Nevada Rural Housing Authority, the private sector, and non-profits on the development of key sites as opportunities arise.

**7.2e—Housing for Vulnerable Populations<sup>70</sup>**

Collaborate with local agencies and organizations and neighboring communities to expand programs and resources designed to prevent people from becoming homeless and facilitate the provision of supportive and assisted housing options to meet the needs of vulnerable populations,

<sup>66</sup> Former Goal 9.2 and associated policies with updates and new additions to strengthen focus on documented needs and current City efforts.

<sup>67</sup> New.

<sup>68</sup> New.

<sup>69</sup> Adapted from former 9.2a. The City does not have an Affordable Housing Plan.

<sup>70</sup> New. Supports ongoing discussions with the community and local non-profits.

such as the elderly, those afflicted with drug or alcohol addiction, and those transitioning away from homelessness.

---

### **7.2f—Short-term Occupancy Units<sup>71</sup>**

---

Enforce appropriate standards for safe and decent affordable housing in Carson City, such as length of stay limits for recreational vehicle parks, motels, and hotels. Encourage the conversion of short-term occupancy units to permanent housing in accordance with adopted building codes.

---

### **7.2g—Housing Resources<sup>72</sup>**

---

Connect residents to available local, state, and federal housing programs, grants, opportunities and agencies available to assist with housing weatherization and retrofitting to improve energy efficiency, down payment assistance, first-time homebuyer assistance, rental assistance, and other needs.

---

### **7.2h—Development Regulations and Approvals<sup>73</sup>**

---

Remove potential regulatory barriers to the construction of affordable housing. Support the economical and efficient processing of development applications and building permits to minimize housing development costs. [See also, policy 5.7c]

---

### **7.2i—Regional Housing Opportunities**

---

Encourage and support efforts to create more affordable housing on a regional basis.

---

## **GOAL 7.3—MAINTAIN THE QUALITY, CHARACTER, AND LIVABILITY OF ESTABLISHED NEIGHBORHOODS<sup>74</sup>**

---

---

### **7.3a—Existing Housing Stock**

---

Develop strategies and incentives such as low-cost loans and design assistance programs to increase home ownership opportunities for residents and to promote regular maintenance, renovation, and reinvestment within the City’s established neighborhoods.

---

### **7.3b—Infill and Redevelopment Compatibility**

---

Ensure that infill and redevelopment is of a scale and character that is compatible with the surrounding development context through the use of appropriate height and density transitions,

---

<sup>71</sup> Adapted from former 9.2e—Code Enforcement.

<sup>72</sup> Adapted from former 9. 2c – Energy-Related Housing Costs.

<sup>73</sup>New. Adapted from former 9.2c to distinguish key ideas.

<sup>74</sup> Former Goal 9.3 and associated policies with updates. Former Goal 9.4 and associated policies consolidated as part of land use policies for Rural Residential in Chapter 10.

similar setbacks, garage and loading area location and configuration, connectivity to surrounding development, and other neighborhood specific design considerations.

---

### **7.3c—Infrastructure and Amenities<sup>75</sup>**

---

Prioritize infrastructure improvements, such as traffic calming enhancements, sidewalks, pathways, street tree plantings, stormwater improvements, under-grounding of overhead utilities, or others that will improve safety and quality of life in established neighborhoods based on documented deficiencies. Identify schedules and funding for ongoing operations and maintenance of citywide infrastructure.

---

## **GOAL 7.4—PROMOTE REINVESTMENT IN DECLINING NEIGHBORHOODS<sup>76</sup>**

---

---

### **7.4a—Retention of Existing Housing Stock**

---

Support the retention and rehabilitation of existing housing stock in older neighborhoods as a core component of the workforce and affordable housing supply in Carson City. Allow for the adaptation of housing units to meet the needs of current and future residents (e.g., expanded footprints, garage construction, creation of accessory dwelling units).

---

### **7.4b—Infill and Redevelopment**

---

Encourage the construction of new homes on vacant lots and the redevelopment of dilapidated properties. Where consistent with the Land Use Plan, support the introduction (or expansion) of attached single-family, duplex, townhome, or accessory dwelling units. .

---

### **7.4c—Vacant and Dilapidated Properties**

---

Consider legal and regulatory measures that put vacant and/or dilapidated properties back to productive use. Such measures can include auction of tax defaulted properties, demolition by neglect, vacant building registration program, and expanded use permissions for long vacant or underutilized structures.

---

### **7.4d—Code Enforcement**

---

Pursue violations related to safety, public health, and quality of life, including removal of abandoned vehicles, abatement of blighted properties, and other nuisances in accordance with adopted codes and ordinances.

---

<sup>75</sup> New.

<sup>76</sup> New goal and policies.

# Chapter 8: Unique History and Culture<sup>77</sup>

## WHERE WE ARE TODAY

*Carson City is home to a rich tapestry of historic, cultural, archaeological, and paleontological resources that serve as community landmarks and draw visitors from around the country. Destinations like the V&T Railroad, the Stewart Indian School, the Orion Clemens House, the Kit Carson Trail, the Historic District, the Capitol grounds, and many others offer insights into the history of Carson City’s settlement, as well as the history of the indigenous tribes that occupied the Carson Valley prior to the arrival of European settlers in the 1850s.*

*Carson City is a Certified Local Government (CLG) and is endorsed by the State Historic Preservation Office (SHPO) to promote consistency with federal historic preservation programs and the Secretary of the Interior’s Standards for Archaeology and Historic Preservation. CLG status provides the City with access to grants and other assistance to support local preservation initiatives. The City works with volunteers, non-profit organizations, and the SHPO to document and preserve historic, cultural, and archaeological resources in the community. Web-based maps, photos, and other resources maintained by the Carson City Historical Society, Visit Carson City, and Travel Nevada also contribute to increase awareness of Carson City’s historic and cultural resources and help draw visitors to the community.*

*Carson City also boasts a lively arts and culture scene. Youth Theater Carson City provides children of all ages an opportunity to explore the arts and give performances for friends, family members, and visitors. The Brewery Arts Center is beloved by residents for its multi-generational and multi-cultural art experiences, including its free outdoor summer concert series and painting, pottery, and visual arts classes. The City also has several museums and art galleries for residents and tourists to explore. These and other programs contribute to Carson City’s culture, economy, vibrancy, and quality of life.*

---

<sup>77</sup> New chapter to address desire for a historic preservation “plan” within the Master Plan.

## LOOKING TO THE FUTURE

*Carson City will continue to protect and preserve its historic and cultural resources by enforcing its existing preservation regulations and ordinances and updating them as needed. The City will continue to encourage historic preservation efforts through the use of financial, building, and related incentives for the restoration and rehabilitation of historic structures and facilities. The City will also collaborate with local artists, artist organizations, cultural facilities, and economic development and tourism partners to increase awareness of the City’s historic and cultural offerings and support the incorporation of art installations in public spaces.*

## GOALS AND POLICIES

### GOAL 8.1—PROTECT AND PRESERVE CARSON CITY’S HISTORIC AND CULTURAL RESOURCES<sup>78</sup>

#### 8.1a—Historic Preservation Initiatives<sup>79</sup>

Encourage ongoing efforts by the Historic Resources Commission (HRC), volunteers, non-profit organizations, and state and federal partners to research, identify, document, interpret, and preserve structures and sites with historical, cultural, archaeological, or paleontological significance.

#### 8.1b—Documentation<sup>80</sup>

Continue to pursue and support opportunities to investigate and document local history through efforts that increase the community’s awareness and understanding of the resources that exist in Carson City. Place a particular emphasis on expanding knowledge of Native American resources and resources from the more recent past, such as the neighborhood east of Downtown.

#### 8.1c—Historic Properties Inventory

Continue to maintain an inventory of historic properties in Carson City. Support the nomination of eligible properties for the state and national registers of historic places, designation of National Register Historic Districts and Landmarks, and the potential formation of additional local historic districts, as opportunities arise.

<sup>78</sup> Former Goal 10.1 and associated policies with updates.

<sup>79</sup> New.

<sup>80</sup> New.

### 8.1d—Preservation Incentives<sup>81</sup>

Increase awareness of state and federal grants, tax incentives, and other financial incentives available to support the rehabilitation and adaptive reuse of historic buildings. Consider establishing financial, regulatory, or related incentives to encourage the restoration and rehabilitation of historic resources.

### 8.1e—Consistency with Standards and Guidelines

Ensure that the rehabilitation and renovation of historic structures occurs according to the City’s adopted Historic District and Development Standards.

### 8.1f—Adaptive Reuse

Encourage the adaptive reuse of historic buildings not eligible for designation on the Local, State, or National Register of Historic Places, but that have historic features or cultural significance and contribute to the overall character of the neighborhood or district. [See also, policy 6.2b].

## Historic and Cultural Resources [Sidebar/Text Box]

Authorized through the City’s CLG status, the Carson City Historic Resources Commission (HRC) is an appointed board of community volunteers that reviews applications for remodeling of historic structures and designs for new construction within the historic district, and considers historic property tax deferments, historic grant opportunities, and historic preservation awards.

The Historic and Cultural Resources map highlights some of Carson City’s many historic and cultural resources, not all of which are formally recognized.

- **Carson City Historic District.** The District (also referred to as the [West Side Historic District](#)) was created in 1982 by the Carson City Board of Supervisors, and added to the National Register of Historic Places in 2011.
- **National Register of Historic Places** – [43 listings](#)
- **Nevada Register of Historic Places** – [20 listings](#)

Additional detail about individual (listed) properties is available through the [HRC](#).

## [PLACEHOLDER FOR STATIC VERSION OF HISTORIC AND CULTURAL RESOURCES MAP]

## GOAL 8.2—PROMOTE HERITAGE TOURISM<sup>82</sup>

### 8.2a—Heritage Tourism

Support tourism activities associated with significant historic resources, such as the Westside Historic District, V&T Railroad, the Kit Carson Trail, the Stewart Indian School, the State Capitol

<sup>81</sup> New.

<sup>82</sup> Former Goal 5.4 and associated policies with updates.

Complex, and various cultural institutions, by ensuring that future development supports the functions and visual character of these resources. [See also, policy 5.6e].

---

### **8.2b—Historical and Interpretive Opportunities**

---

Encourage the development of historical opportunities, interpretive signage, and other amenities that complement and enhance the City’s historic resources. Continue to explore opportunities to establish trail access to the Carson River Canyon that honors and interprets the historic V&T railroad, expand Downtown walking tours and interpretive signage exhibits, and identify new opportunities to showcase the City’s historic and cultural resources.

---

## **GOAL 8.3—SUPPORT THE EXPANSION OF ARTS AND CULTURAL PROGRAMS, EVENTS, DESTINATIONS, AND INITIATIVES<sup>83</sup>**

---

---

### **8.3a—Arts and Culture Strategic Plan<sup>84</sup>**

---

Collaborate with Visit Carson City and other local and regional partners on the implementation of the Arts and Culture Strategic Plan.

---

### **8.3b—Art in Public Places<sup>85</sup>**

---

Support the efforts of nonprofits that work to increase the community’s access to art in public buildings and spaces throughout Carson City. Explore opportunities to integrate art as part of City projects in line with the recommendations of the Arts and Culture Strategic Plan.

---

### **8.3c—Public Gathering Spaces<sup>86</sup>**

---

Encourage the use of distinctive features in design of the public realm, the presence of arts and cultural programs or facilities, and spaces for people to gather and host events as part of private-sector development. Recognize the role community amenities play in the vibrancy of the City and the quality of life of residents.

---

<sup>83</sup> New goal and policies to broadly align with the [2022-2026 Arts and Culture Strategic Plan](#).

<sup>84</sup> New.

<sup>85</sup> New.

<sup>86</sup> New. Builds on DT specific language from 2006 Master Plan.

# Chapter 9: A Connected City

## WHERE WE ARE TODAY

*Since the adoption of the 2006 Master Plan, the City has seen a number of roadway improvement projects, such as the Carson Freeway realignment and the Complete Streets program, that have transformed the look, feel, and function of the City's multimodal transportation network.*

*Ongoing efforts to improve connectivity in Carson City will allow residents to travel throughout the community using a safe and efficient multi-modal transportation system. Enhancing the City's multi-modal system has many benefits, including providing affordable transportation options for lower-income residents, creating opportunities for active transportation options through walking, rolling, and biking, and improving traffic congestion by decreasing the number of vehicles on the road. As Carson City continues to grow, traffic volumes and safety are also top of mind for many residents, who want to ensure they will be able to continue to travel safely and efficiently between neighborhoods, Downtown, employment areas, shopping and services, schools, and recreational amenities.*

*The Carson Area Metropolitan Planning Organization (CAMPO) is the agency responsible for creating and maintaining the Regional Transportation Plan and other transportation-related documents for the Carson City urbanized area, which includes Carson City, northern Douglas County, and western Lyon County. Within Carson City, street patterns and roadway designs are influenced by the same plans and policies that inform the design of our built environment.*

## LOOKING TO THE FUTURE

*Carson City will maintain a safe transportation system that facilitates efficient travel both within and through the community using a variety of motorized and non-motorized modes. The City will seek to ensure that most major destinations, parks, and open space areas within the community are accessible via safe, enjoyable routes, free of vehicular conflicts, that allow the user to appreciate the natural setting of Carson City without their automobiles. Additionally, the City will seek opportunities to enhance existing transit services as feasible to increase travel choices for the community and to support a more compact pattern of growth.*

# GOALS AND POLICIES

## GOAL 9.1—ESTABLISH A SAFE AND EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM FOR ALL USERS<sup>87</sup>

### 9.1a—Plan Consistency

Ensure the goals and policies contained in the Regional Transportation, Transit, and Unified Pathways Master Plans support the development of an integrated multi-modal transportation system. Review and update the Regional Transportation, Transit, and Unified Pathways Master Plans as needed to ensure consistency and to support the implementation of this Master Plan.

### 9.1b—Plan Overlap and Implementation

Seek opportunities for coordination in the implementation of the Regional Transportation, Transit, and Unified Pathways Plans. Actively encourage ridership of the City’s transit system.

### 9.1c—Street Design<sup>88</sup>

Create a comprehensive, integrated, and connected transportation network through the continued implementation of Carson City’s Complete Streets Policy. Ensure safe, accessible, and aesthetic roadway improvements are designed with all users in mind. [See also, policy 6.1a]

### 9.1d—Safe Routes

Continue to improve the safety of pedestrians, bicyclists, transit riders, passengers, and drivers throughout the region by aligning the goals of the Local Road Safety Plan and the Safe Routes to School Master Plan with the goals and policies contained in this Master Plan.

### 9.1e—Regional Coordination

Maintain an active presence in regional and state-level transportation planning activities to identify opportunities for joint planning/construction efforts, enhanced levels of service, and to monitor the impacts of potential projects on the community. Coordinate ongoing road improvement projects with recommendations contained in the City’s Unified Pathways Master Plan as appropriate to promote the most efficient use of rights-of-way and resources.

<sup>87</sup> Existing Goal 11.1 and associated policies with minor updates.

<sup>88</sup> New.

## **GOAL 9.2—COORDINATE LAND USE AND TRANSPORTATION DECISIONS TO SUPPORT THE USE OF ALTERNATIVE MODES OF TRANSPORTATION<sup>89</sup>**

### **9.2a—Plan Coordination**

Ensure that the City’s transportation system is supportive of the goals and policies contained in this Master Plan and can efficiently accommodate the types and intensities of development specified on the Land Use Map. Conduct periodic updates to the City’s transportation model based on future development projections to ensure the feasibility of development patterns portrayed on the Land Use Map.

### **9.2b—Transit-Supportive Development**

Promote the development of transit-supportive development patterns (e.g., mix of uses, pedestrian-orientation, higher density) along major gateway corridors to facilitate future transit. Coordinate the review of development proposals with local transit providers and the Regional Transportation Commission as appropriate to respond to existing/planned transit service.

### **9.2c—Enhanced Roadway Network**

Seek opportunities to enhance the City’s north/south arterial and collector street network in conjunction with future development (as consistent with the Transportation Plan) to improve connectivity and further enhance the feasibility of broader transit service and transit supportive development patterns.

### **9.2d—Design and Access Standards**

Establish design and access standards for development occurring along major gateway corridors to preserve their functional integrity, capacity, safety, and appearance. Support compact development patterns that utilize existing streets and pathways managed by the City wherever possible.

## **GOAL 9.3—ESTABLISH A CITY-WIDE SYSTEM OF MULTI-USE PATHWAYS<sup>90</sup>**

### **9.3a—Enhance the Pathways Network**

Continue to maintain and expand the City’s existing network of pathways to link distinct geographic locations within the community and to provide improved access to and between neighborhoods. Provide multi-use paths as identified on the Unified Pathways Master Plan map to cross physical barriers, establish direct connections between neighborhoods, schools (as

<sup>89</sup> Existing Goal 11.2 and associated policies.

<sup>90</sup> Existing Goal 12.1 and associated policies.

consistent with the Safe Route to School Master Plan), and other destinations, and to take advantage of available opportunities such as utility and open space corridors where possible.

---

### **9.3b—Broaden Facility Types**

---

Continue to broaden the types of pathway facilities provided within the community to serve a more diverse cross-section of residents. Implement the Unified Pathways Master Plan as adopted to promote the shared use of trail corridors and increased access for persons with disabilities.

---

### **9.3c—Section-by-Section Implementation**

---

Seek opportunities to complete individual sections of the City’s adopted Unified Pathways Master Plan on a site-by-site and “missing link” basis as future development occurs. Continue to require future development to construct, to City standard, on-site sidewalks and connections to adjacent pedestrian and bicycle systems as needed and coordinate the dedication of rights-of-way for planned pathway connections at the time of development.

# Chapter 10: Land Use Plan<sup>91</sup>

## BACKGROUND

This section includes the Land Use Map, land use category definitions, and specific land use policies that make up Carson City’s Land Use Plan. The Land Use Plan is intended to be used as a tool by elected and appointed officials, city staff and administrators, and the community-at-large for evaluating and making decisions regarding the location and design of land uses within the City. Defining characteristics for each land use category identified on the Land Use Map are provided and include appropriate mixes of uses, preferred location of uses, variety of housing types, appropriate density ranges, and other design criteria for consideration. The detailed land use policies and criteria defined within this Chapter are intended as a guide for future development and should be used in conjunction with the other policies contained in this Master Plan.

## LAND USE MAP

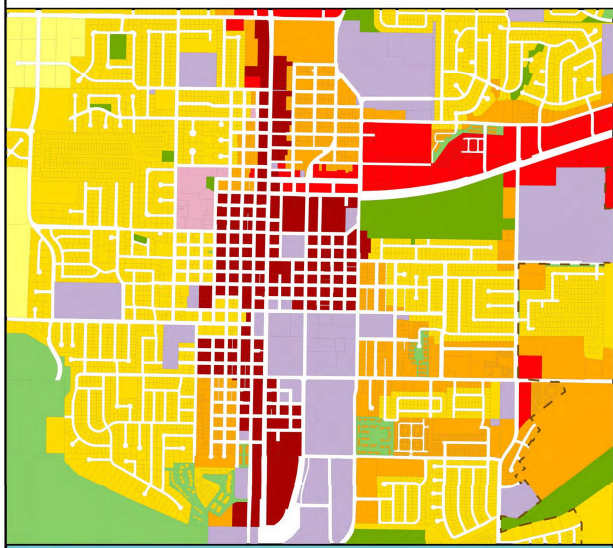
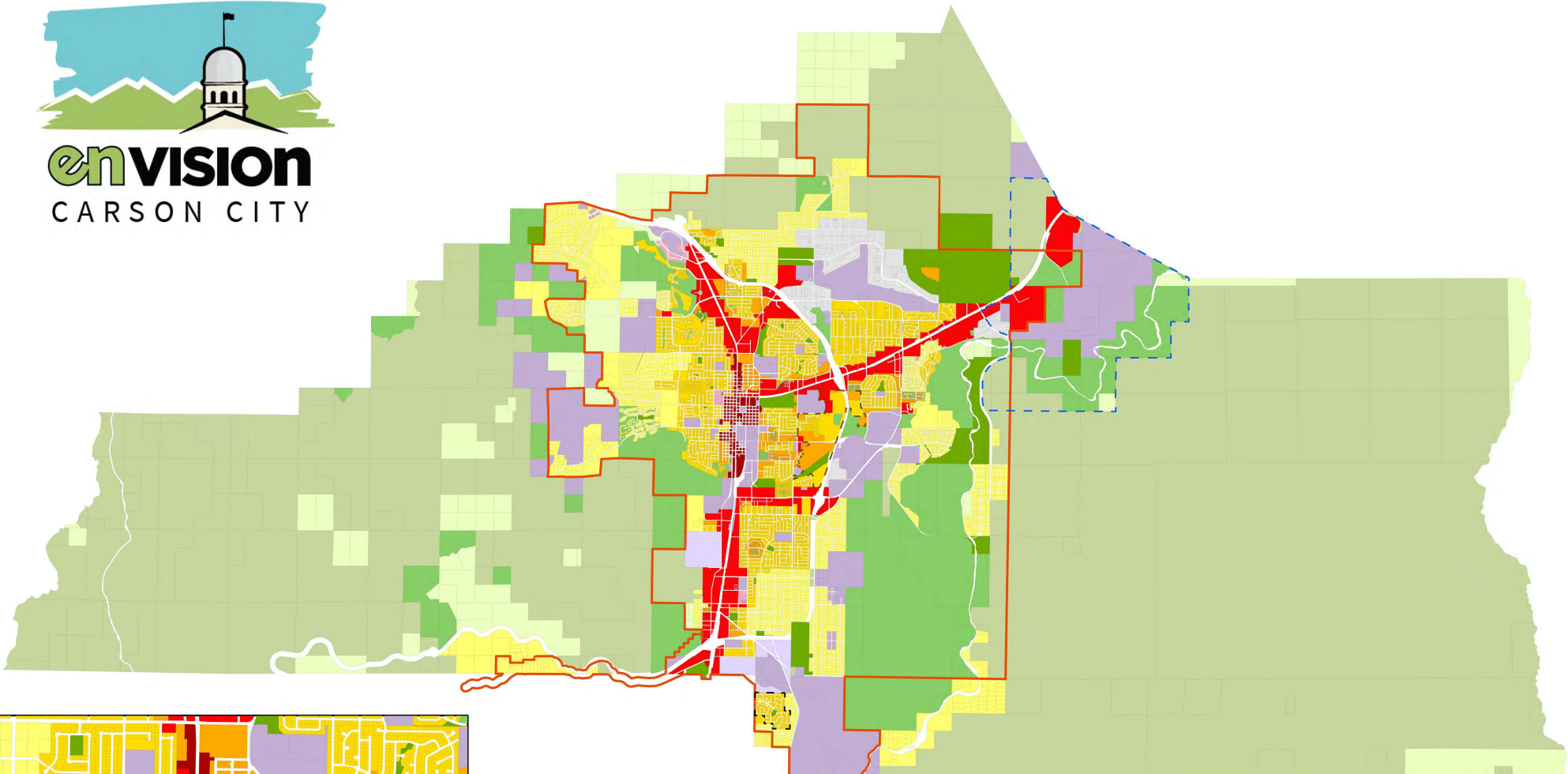
The Land Use Map identifies locations within the City where various land uses may occur during the next ten to 20 years and where the City would support the development of these uses (see Land Use Map). The Map establishes broad guidelines for land use patterns and should be applied in combination with the goals, guiding principles, and policies contained in the Master Plan. The land use categories illustrated on the Land Use Map reflect the vision and guiding principles identified in <> [Chapter 2]. These concepts emerged during the planning process and served as the foundation for the Master Plan goals and policies. They represent the community’s commitment to a more compact, mixed-use pattern of development for the City’s future.

---

<sup>91</sup>The Land Use Plan is currently a subsection of Chapter 3: A Balanced Land Use Pattern. It has been moved to this standalone chapter to make this content more prominent and easier to locate within the Master Plan.

# LAND USE CATEGORIES

Table 1 summarizes each of the land use categories identified on the Land Use Map. The table is intended as a quick reference guide to be used in conjunction with the Land Use Map. Detailed criteria for the location, density, design, and desired character of each land use category are provided in the policy section of this Chapter. Residential densities are assumed to be based on gross acreages.



## Proposed Land Use Map (Draft - Aug. 2024)

### Proposed Land Use

#### Residential

- Large Lot Conservation (LLC)
- Rural Residential (RR)
- Suburban Residential (SR)
- Urban Residential (UR)

#### Mixed Use

- Downtown Mixed Use (DMU)
- Corridor Mixed Use (CMU)

#### Employment

- Flex Employment (FE)
- Industrial (I)

#### Public/Institutional

- Public/Institutional (P/I)

Washoe Tribe (WT)

#### Parks, Recreation, and Open Lands

- Parks and Recreation (PR)
- Open Space (OS)
- State and Federal Lands (SFL)

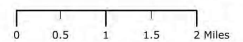
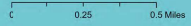
Urban Services Boundary

Schulz Ranch SPA Boundary

Lompa Ranch SPA Boundary

V&T SPA Boundary

99 Downtown Core



<b>TABLE 1: LAND USE CATEGORY DESCRIPTIONS</b>			
<b>LAND USE CATEGORY</b>	<b>RANGE OF DENSITY/SIZE</b>	<b>USES</b>	<b>CHARACTERISTICS</b> <sup>92</sup>
<b>RESIDENTIAL</b>			
<b>Conservation Reserve (CR)</b>	Minimum 20 acres per dwelling unit	<p><b>Primary:</b> Large lot single-family dwellings, open lands, and agriculture or ranching</p> <p><b>Secondary:</b> Accessory farm structures, animal keeping</p>	<ul style="list-style-type: none"> <li>▪ Large tracts of land, typically located outside of the City’s Urban Services Boundary, and potentially constrained by significant environmental or topographic features.</li> <li>▪ Intended to allow extremely low-density residential development.</li> <li>▪ Properties may be located in the Wildland Urban Interface and are not typically served by urban utilities (though service may vary by location).</li> <li>▪ <b>Relationship to 2006 Master Plan:</b> Conservation Reserve is an existing land use category.</li> </ul>
<b>Rural Residential (RR)</b>	20 acres - 1 acre per dwelling unit	<p><b>Primary:</b> Single-family dwellings</p> <p><b>Secondary:</b> Accessory dwellings, schools, parks and associated recreation facilities, and open space</p>	<ul style="list-style-type: none"> <li>▪ Large-lot residential development where rural development standards generally apply (e.g. no curb/gutter/sidewalk, minimal street lighting).</li> <li>▪ Intended to protect the character of existing neighborhoods with single-family homes on large (1 acre or more) lots.</li> <li>▪ Clustering of residential units is encouraged as a means of preserving natural landscapes.</li> <li>▪ <b>Relationship to 2006 Master Plan:</b> Rural Residential combines the existing Rural Residential with the Low Density Residential category.</li> </ul>
<b>Suburban Residential (SR)</b>	2-8 dwelling units per acre	<p><b>Primary:</b> Single-family dwellings, duplexes, and townhomes</p> <p><b>Secondary:</b> Accessory dwellings, schools, parks and associated recreation</p>	<ul style="list-style-type: none"> <li>▪ Residential development containing a mix of housing types in a neighborhood setting, often connected by sidewalks.</li> <li>▪ Intended to provide a variety of lot sizes and housing types within the City’s Urban Services Boundary.</li> <li>▪ Neighborhoods should, as practicable, have access to bike and trail infrastructure in line with the recommendations of the Unified Pathways Master Plan.</li> </ul>

<sup>92</sup> Zone Districts are provided for reference during the review process. They will be removed prior to adoption.

<b>TABLE 1: LAND USE CATEGORY DESCRIPTIONS</b>			
<b>LAND USE CATEGORY</b>	<b>RANGE OF DENSITY/SIZE</b>	<b>USES</b>	<b>CHARACTERISTICS</b> <sup>92</sup>
		facilities, pathways, places of worship, and other civic uses	<ul style="list-style-type: none"> <li>▪ <b>Relationship to 2006 Master Plan:</b> Suburban Residential is a new land use category which replaces Medium Density Residential.</li> </ul>
<b>Urban Residential (UR)</b>	8-36 dwelling units per acre	<p><b>Primary:</b> Apartments, condominiums, townhomes, and four-plexes</p> <p><b>Secondary:</b> Schools, parks and associated recreation facilities, places of worship, civic uses, and some personal service or retail uses</p>	<ul style="list-style-type: none"> <li>▪ Residential development containing a mix of higher-density housing types in a compact, urban neighborhood setting.</li> <li>▪ Intended to create opportunities for higher-density housing within the City’s Urban Services Boundary.</li> <li>▪ The creation of neighborhood-serving commercial uses may be appropriate at the intersection of two arterial streets or an arterial and collector street.</li> <li>▪ <b>Relationship to 2006 Master Plan:</b> Urban Residential is a new land use category which replaces High Density Residential.</li> </ul>
<b>MIXED-USE</b>			
<b>Downtown Mixed-Use (DTMU)</b>	Varies by character area	<p><b>Primary:</b> Civic, cultural, retail, service, office, casinos, hotel/convention, and financial institutions, medium- to high-density housing types.</p> <p><b>Secondary:</b> Plazas, squares, and pocket parks</p>	<ul style="list-style-type: none"> <li>▪ Traditional downtown urban fabric with a compact, pedestrian-friendly scale and street grid.</li> <li>▪ Intended to allow for and encourage a broad mix of uses, including high-density residential.</li> <li>▪ Development should highlight the area’s unique historic and cultural character and include gathering spaces for broader community.</li> <li>▪ <b>Relationship to 2006 Master Plan:</b> Downtown Mixed-Use is an established land use category.</li> <li>▪ <b>Zone Districts:</b> DT-MU, RO, MFA, GO, RC</li> </ul>

<b>TABLE 1: LAND USE CATEGORY DESCRIPTIONS</b>			
<b>LAND USE CATEGORY</b>	<b>RANGE OF DENSITY/SIZE</b>	<b>USES</b>	<b>CHARACTERISTICS</b> <sup>92</sup>
<b>Corridor Mixed-Use (CMU)</b>	Varies by location and development context	<p><b>Primary:</b> Retail, service, office, and medium- to high-density housing types, such as apartments and live/work units</p> <p><b>Secondary:</b> Open space, parks, trails, schools, places of worship, and other public uses, and senior housing facilities are also appropriate.</p>	<ul style="list-style-type: none"> <li>▪ A mix of commercial and medium- to high-density residential uses located along arterial and collector streets.</li> <li>▪ Intended to allow for the vertical or horizontal mix of uses on a single site.</li> <li>▪ Mixed-use development should be located where it may be readily served by existing or future transit and should be designed with clear pedestrian connections to transit stops and surrounding development.</li> <li>▪ <b>Relationship to 2006 Master Plan:</b> Corridor Mixed-Use is a new land use category which replaces Mixed-Use Commercial, Mixed-Use Residential, Neighborhood Commercial, and Community/Regional Commercial.</li> </ul>
<b>EMPLOYMENT</b>			
<b>Flex Employment (FE)</b>	Varies by location and development context	<p><b>Primary:</b> Medical facilities and offices, professional offices, research and development, laboratories, and educational facilities</p> <p><b>Secondary:</b> Complimentary commercial services, such as restaurants and small-scale retail</p>	<ul style="list-style-type: none"> <li>▪ Concentrated areas of employment in a planned or campus setting</li> <li>▪ May include complementary commercial and retail services, or serve as a transition between industrial areas and residential neighborhoods.</li> <li>▪ Activities typically take place indoors, though outdoor storage or other activities may be permitted subject to additional protection standards.</li> <li>▪ <b>Relationship to 2006 Master Plan:</b> Flex Employment is a new land use category which replaces Mixed-Use Employment.</li> </ul>

<b>TABLE 1: LAND USE CATEGORY DESCRIPTIONS</b>			
<b>LAND USE CATEGORY</b>	<b>RANGE OF DENSITY/SIZE</b>	<b>USES</b>	<b>CHARACTERISTICS</b> <sup>92</sup>
<b>Industrial (IND)</b>	N/A	<p><b>Primary:</b> Light and heavy manufacturing, assembly, processing, warehousing and distribution, storage, and other industrial services and operations</p> <p><b>Secondary:</b> Airport supportive uses and commercial uses</p>	<ul style="list-style-type: none"> <li>▪ Industrial development on lots that vary in size (though most have an area of at least one-half acre) located near interstates, highways, and/or arterial streets.</li> <li>▪ Intended to provide opportunities for more intensive work processes that may produce excessive noise, odors, or heavy truck traffic.</li> <li>▪ <b>Relationship to 2006 Master Plan:</b> Industrial is an established land use category.</li> </ul>
<b>PUBLIC/CIVIC</b>			
<b>Public/Quasi-Public (P)</b>	N/A	<p><b>Primary:</b> Schools, government offices, community centers, fire stations, airport, libraries, cemeteries. Also include facilities needed for essential public services such as electrical substations, water and wastewater facilities, and other similar uses.</p>	<ul style="list-style-type: none"> <li>▪ Properties that serve the public interest through civic, educational, essential service, or some other means.</li> <li>▪ Intended to identify areas and services provided by the City, special districts, or quasi-public organizations.</li> <li>▪ <b>Relationship to 2006 Master Plan:</b> Public/Institutional is an established land use category.</li> </ul>
<b>Washoe Tribe</b>	N/A	<p><b>Primary:</b> A range of residential and non-residential uses associated with the Washoe Tribe.</p>	<ul style="list-style-type: none"> <li>▪ Properties owned by the Washoe Tribe are not within the City’s jurisdiction.</li> <li>▪ Proposed land use changes occurring adjacent to Washoe Tribe properties will require coordination with the Tribe’s designated planning representative.</li> </ul>

<b>TABLE 1: LAND USE CATEGORY DESCRIPTIONS</b>			
<b>LAND USE CATEGORY</b>	<b>RANGE OF DENSITY/SIZE</b>	<b>USES</b>	<b>CHARACTERISTICS<sup>92</sup></b>
			<ul style="list-style-type: none"> <li>▪ <b>Relationship to 2006 Master Plan:</b> Washoe Tribe is an existing land use category.</li> </ul>
<b>PARKS, RECREATION, AND OPEN LANDS</b>			
<b>Parks and Recreation (PR)</b>	N/A	<p><b>Primary:</b> Parks, pathways, and recreational facilities</p> <p><b>Secondary:</b> Utilities (e.g. municipal wells)</p>	<ul style="list-style-type: none"> <li>▪ Parks and recreational facilities provided by the City, however, privately operated facilities that serve recreational needs, such as golf courses, are also included.</li> <li>▪ Intended to provide for the active and passive recreational needs of the community.</li> <li>▪ Areas designated as PR on the Land Use Map should align with the City’s Parks and Recreation Master Plan.</li> <li>▪ <b>Relationship to 2006 Master Plan:</b> Parks and Recreation is an existing land use category.</li> </ul>
<b>Open Space (OS)</b>	N/A	<p><b>Primary:</b> Publicly owned and accessible lands preserved by the City, other government agencies, or as part of a private development (e.g. planned unit development) for conservation, resource protection, or recreational use.</p> <p><b>Secondary:</b> Pathways and utilities (e.g. municipal wells or other utility structures).</p>	<ul style="list-style-type: none"> <li>▪ Intended to provide wildlife habitat, view protection and/or recreational linkages between different areas of the City.</li> <li>▪ Public access may be provided with designated trails or bicycle facilities; however, in other areas lands may be left intact as visual buffers along an important scenic corridor or gateway, or to protect significant ridgelines visible from various areas of the community.</li> <li>▪ May be purchased outright by the City for public use, donated to private land trusts, or protected using another method, such as conservation easements, signage restrictions, and design controls.</li> <li>▪ Areas designated as OS on the Land Use Map should align with the City’s adopted Open Space Plan.</li> <li>▪ <b>Relationship to 2006 Master Plan:</b> Open Space is an established land use category.</li> </ul>
<b>State and Federal Lands (SFL)</b>	N/A	<p><b>Primary:</b> Publicly owned and accessible lands preserved for conservation, resource protection, or recreational use</p>	<ul style="list-style-type: none"> <li>▪ Properties owned by state and federal agencies, such as the Bureau of Land Management (BLM), United States Forest Service (USFS), or State of Nevada Forest Service (SNFS) for the purpose of conservation, resource protection, or for recreational use.</li> </ul>

<b>TABLE 1: LAND USE CATEGORY DESCRIPTIONS</b>			
<b>LAND USE CATEGORY</b>	<b>RANGE OF DENSITY/SIZE</b>	<b>USES</b>	<b>CHARACTERISTICS</b> <sup>92</sup>
		by the Bureau of Land Management (BLM), United States Forest Service (USFS), or State of Nevada Forest Service (SNFS).  <b>Secondary:</b> Utilities (e.g. municipal wells or other utility structures).	<ul style="list-style-type: none"> <li>▪ Intended to provide natural resource protection, view protection, and protection of steep slopes or other sensitive areas.</li> <li>▪ Active uses include unimproved trails for hiking, biking, equestrian use, and off-road vehicle use.</li> <li>▪ Public access is generally provided through formal or informal trails and roadways; however, in other areas lands may be left intact as visual buffers along an important scenic corridor or gateway, or to protect significant ridgelines visible from various areas of the community.</li> <li>▪ <b>Relationship to 2006 Master Plan:</b> State and Federal Lands is a new land use category which replaces the Public Conservation category.</li> </ul>

## LAND USE POLICIES

The land use policies contained in this section are intended as a guide for future development and should be used in conjunction with the other policies contained in this Master Plan.

### RESIDENTIAL

*The Land Use Map identifies four residential use designations: Conservation Reserve, Rural Residential, Suburban Residential, and Urban Residential. Residential land use categories are intended to protect the character of established neighborhoods and provide opportunities for new residential development. While some complementary uses are permitted within the residential land use categories, the overall use mix of these categories is intended to be predominantly residential. Specific policies for each residential category are provided below.*

#### Conservation Reserve (CR)

##### CR 1.1—Characteristics

The CR category provides an opportunity for large-lot single-family housing in the Wildland Urban Interface. Lot sizes and layouts for CR developments will vary depending on significant environmental and topographical constraints (e.g. floodplains, steep slopes, or access constraints). Urban utility services are not common in the CR category, but access may vary by location. While properties are entitled to residential development based upon their current zoning, maintaining these properties in their natural state where possible is desirable through the use of conservation easements, purchase, or other means.

##### CR 1.2—Density

The CR category requires a minimum lot size of 20 acres per dwelling unit.

##### CR 1.3—Location

CR development is typically located outside the Urban Services Boundary and within the Wildland Urban Interface. These properties may be constrained by the existence of floodplains or other environmental or topographical features.

##### CR 1.4—Access

Access road and driveway configurations should follow the natural contours of topographic features to avoid constraints, minimize slope disturbances, and conserve natural features and vegetation.

## **Rural Residential (RR)**

### **RR 1.1—Characteristics**

RR neighborhoods will primarily include single-family residences; however, the designation allows for a range of complementary uses including accessory dwelling units, schools, parks, and open space. Rural development standards generally apply (e.g. no curb/gutter/sidewalk, minimal street lighting).

### **RR 1.2—Density**

The RR designation requires a minimum lot size of 1 acre. Lot sizes for new development should vary where possible in response to the surrounding development context. For example, larger lots may be used to provide a transition between RR developments and open lands, while 1-acre lots are more appropriate where large-lot residential developments abut more urban development intensities.

### **RR 1.3—Location**

RR neighborhoods are generally located at the urban fringe and are often located adjacent to conservation and open space uses. In some cases, RR development serves as a transition between more intense urban neighborhoods and open space or public lands.

### **RR 1.4—Cluster Development**

Clustering of residential units is encouraged as a means of preserving open spaces, creating transitions between urban development intensities and open lands, and providing open space for the common use and enjoyment of residents.

### **RR 1.5—Compatibility with Rural Uses**

The rural character of established neighborhoods within the RR designation should be preserved. Lot splits and infill development should be avoided in areas where increased density would create potential conflicts with equestrian and small-scale livestock uses.

### **RR 1.6—Infill Adjacent to Established Neighborhoods<sup>93</sup>**

Infill development on parcels that abut established RR neighborhoods should be designed to minimize impacts on the character of established neighborhoods by matching building heights, lot sizes, setbacks, and housing types to the established neighborhood along the shared edge.

<sup>93</sup> Former policy 9.4a. Reframed to address input from community.

---

### **RR 1.7—Infill Within Established Neighborhoods<sup>94</sup>**

---

Infill development that occurs on one or more vacant lots within established RR neighborhoods should be designed to complement the scale and massing of existing adjacent homes, and the predominant characteristics—building orientation, driveway configuration, garage placement and orientation, and height—of existing homes along the block frontage.

---

### **RR 1.8—Access and Circulation**

---

Access road and driveway configurations should follow the natural contours of topographic features to minimize slope disturbances, maximize scenic views, and conserve natural features and vegetation. RR neighborhoods will be required to have multiple vehicular access points to ensure the safety of residents in the event of an emergency, such as a wildfire or flood.

---

### **RR 1.9—Parks, Open Space, and Pathways**

---

Where applicable, connections to existing/planned pathways should be provided and existing or planned public land access points maintained as part of future infill or redevelopment. Amenities should be sited according to the City’s adopted Parks and Recreation Master Plan and Unified Pathways Master Plan.

---

## **Suburban Residential (SR)**

---

### **SR 1.1—Characteristics**

---

SR neighborhoods should contain a mix of single-family residences, duplexes, and townhomes on individual lots. New SR neighborhoods should be oriented around neighborhood-serving parks, recreation facilities, or other community gathering spaces that are tailored to each neighborhood’s size, development intensity, target market, and surrounding context.

---

### **SR 1.2—Density**

---

The SR designation allows for densities of 2-8 dwelling units per acre.

---

### **SR 1.3—Location**

---

SR neighborhoods should be located within the City’s Urban Services Boundary. These neighborhoods should also be located near arterial streets and be bounded by collector streets where possible.

---

### **SR 1.4—Variety of Housing Models**

---

To avoid monotonous streetscapes, the incorporation of a variety of housing models is strongly encouraged for all SR neighborhoods. This should include, but not be limited to, variation in the

---

<sup>94</sup> New.

placement of windows and doors, different building materials, size and massing of houses, and the design and placement of front porches.

---

### **SR 1.5—Variety of Housing Types**

---

SR neighborhoods should incorporate a variety of housing types; however, the range of housing types will vary depending on the scale of the neighborhood and the surrounding development context. Generally, the variety of housing types provided in a development should increase as the number of housing units provided increases.

---

### **SR 1.6—Infill Adjacent to Established Neighborhoods<sup>95</sup>**

---

Infill development on parcels that abut established SR neighborhoods should be designed to minimize impacts on the character of established neighborhoods by matching building heights, lot sizes, setbacks, and housing types to the established neighborhood along the shared edge.

---

### **SR 1.7—Infill Within Established Neighborhoods<sup>96</sup>**

---

Infill development that occurs on one or more vacant lots within established SR neighborhoods should be designed to complement the scale and massing of existing adjacent homes, and the predominant characteristics—building orientation, driveway configuration, garage placement and orientation, roof form, and height—of existing homes along the block frontage. Additional considerations may apply to properties within the Historic District.

---

### **SR 1.8—Access and Circulation**

---

SR neighborhoods should be designed using an interconnected network of streets to provide efficient connections between uses and to accommodate vehicular, bicycle, and pedestrian circulation. Developing isolated neighborhood street networks that only serve small segments of a particular development is strongly discouraged. Direct pedestrian connections to adjacent neighborhoods, commercial, and civic uses should be provided, as should linkages to existing and planned trail systems.

---

### **SR 1.9— Parks, Open Space, and Pathways**

---

In established SR neighborhoods, connections to existing/planned pathways should be provided and existing or planned public land access points maintained as part of future infill or redevelopment. Amenities should be sited according to the City’s adopted Parks and Recreation Master Plan and Unified Pathways Master Plan.

---

<sup>95</sup> Former policy 9.4a. Reframed to address input from community.

<sup>96</sup> New.

## **Urban Residential (UR)**

### **UR 1.1—Characteristics**

The UR designation is intended to provide opportunities for higher density neighborhoods in an urban setting. UR developments generally have shared parking and recreational facilities.

### **UR 1.2—Density**

The UR designation allows for densities between 8-36 dwelling units per acre.

### **UR 1.3—Location**

UR neighborhoods are located within the City’s Urban Services Boundary and are typically near intersections of arterials and collector streets, sometimes providing a transition between commercial or mixed-use areas and lower density neighborhoods. UR neighborhoods should not be located in settings where the only access provided consists of local streets passing through lower density neighborhoods.

### **UR 1.4—Building Massing and Form**

Plain, monolithic structures should be avoided. Infill projects should be compatible with the established mass and scale of other buildings along the block. In a planned apartment community context, large buildings should be designed with a variety of wall planes and roof forms to create visual interest.

### **UR 1.5—Neighborhood Commercial Uses<sup>97</sup>**

The establishment of small scale, neighborhood-serving commercial uses may be appropriate as part of UR neighborhoods where UR designated property abuts the intersection of two arterial streets, or an arterial and collector street.

### **UR 1.5—Access and Circulation**

UR neighborhoods should be designed using an interconnected network of streets to provide efficient connections between uses and to accommodate vehicular, bicycle, and pedestrian circulation between multiple buildings in a larger development. Developing isolated neighborhood street networks that only serve small segments of a particular development is strongly discouraged. Direct pedestrian connections to adjacent neighborhoods, commercial, and civic uses should be provided, as should linkages to existing and planned trail systems.

---

<sup>97</sup> New.

---

### **UR 1.6— Parks, Open Space, and Pathways**

---

Facilities should be commensurate with development intensity and identified City needs, and sited according to the City’s adopted Parks and Recreation Master Plan and Unified Pathways Master Plan.

## **MIXED-USE**

*The Land Use Map identifies two mixed-use land use categories: Downtown Mixed-Use and Corridor Mixed-Use. These categories and their associated policies reflect the City’s desire to establish a more diverse mix of uses within the Urban Services Boundary and to make efficient use of the City’s limited developable land by encouraging the creation of employment opportunities, diverse housing types, and an array of commercial services that can meet many residents’ day-to-day needs. Specific policies are provided for each category below, along with several generally applicable policies for all mixed-use developments.*

---

### **General Policies Applicable to both Mixed-Use Categories:**

---

#### **MU 1.1—Vertical Mixed-Use**

---

Vertical mixed-use development integrates two or more land use types within a single, multi-story building, with each use occurring on a different floor. Typically, uses that generate more pedestrian activity (e.g., restaurants, retail stores) should be located at the street level and less active uses (e.g., offices, residential units) should be located on upper floors. Parking facilities are often shared between the uses and may include an integrated or attached parking structure in a more urban context, such as Downtown.

---

#### **MU 1.2—Horizontal Mixed-Use**

---

Horizontal mixed-use development includes the co-location of several types of uses or buildings as part of a cohesive development in proximity to each other; however, each building maintains its own separate use. Parking facilities are typically centrally located surface lots and are shared between uses.

---

#### **MU 1.3—Access and Circulation**

---

Mixed-use development should be designed using an interconnected network of streets to provide efficient connections between uses and to accommodate vehicular, bicycle, and pedestrian circulation, as well as existing or future transit service. Direct vehicular and pedestrian connections to adjacent neighborhoods, commercial, and civic uses should be provided, as should linkages to existing and planned trail systems. Mixed-use development should be integrated with the surrounding development in terms of its circulation and access, rather than isolated from it.

---

### **MU 1.4—Parking Location and Design**

---

Off-street parking for mixed-use developments should be located behind buildings and away from primary street frontages, or within a structured parking deck. The use of on-street parking, shared parking, or similar tools to provide a portion of the required parking for mixed-use developments is strongly encouraged, where feasible, to promote a more compact pattern of development.

---

### **MU 1.5—Structured Parking**

---

Structured parking garages, often necessary to support more intense mixed-use developments, should be designed with a similar level of architectural detail as the main building. Incorporating active uses, such as retail spaces, into the ground floor of parking structures is strongly encouraged, particularly Downtown.

---

## **Downtown Mixed-Use (DTMU)**

---

### **DTMU 1.1—Characteristics**

---

The DTMU designation is intended to allow for and encourage a broad mix of uses while respecting the historic context of the area and creating an inviting, pedestrian-friendly environment. Downtown is comprised of a series of smaller character areas or districts, and is home to some of the City’s most significant historic resources, including the State Capitol building and grounds. [See also, policy 6.3c].

---

### **DTMU 1.2—Scale of Development**

---

The DTMU designation is intended to encourage a compact, urban pattern of development Downtown. Building heights will vary by Downtown Character Area, ranging from 2 to 4 stories in the Main Street Mixed-Use Character Area, 8 to 10 stories in the Urban Mixed-Use Character Area, and up to 3 stories in the Neighborhood Transition Character Area. Development abutting lower-intensity, established residential neighborhoods should provide transitions in massing and height.

---

### **DTMU 1.3—Location**

---

The DTMU designation is provided specifically for the City’s historic Downtown area as delineated on the Land Use Map. It is generally focused along Carson Street between John Street, South Stewart Street, Roop Street, and Curry Street.

---

### **DTMU 1.4—Mix of Uses**

---

DTMU development should include an integrated mix of civic, cultural, retail, service, entertainment, office, and residential uses. Small-scale uses that generate significant activity, such as shops and restaurants, should be concentrated within the core of Downtown at the ground level along Carson and Curry Streets to encourage pedestrian activity. Residential and office uses should generally occur on upper floors within the core; however, single-use high-density residential and

office structures are appropriate on the fringe of Downtown as a transition to surrounding neighborhoods.

---

### **DTMU 1.5—Historic Resources**

---

The rehabilitation and/or adaptive reuse of existing structures, particularly those with historic significance or character, is strongly encouraged to allow Downtown to maintain an identity that represents a range of architectural eras and that is unique to Carson City.

---

### **DTMU 1.6—Large-Scale Infill and Redevelopment<sup>98</sup>**

---

Large-scale infill and redevelopment projects (such as the planned State Office Complex expansion, future civic facilities, convention space, or similar projects) that involve the consolidation of multiple blocks within the Downtown Area can have a significant visual and physical impact on the character of Downtown. Careful consideration should be given to projects of this magnitude to ensure they are designed to complement Downtown’s urban, pedestrian-friendly context by incorporating clear pedestrian connections to the surrounding area, establishing strong relationships between buildings and the street, and minimizing the impacts of parking on primary street frontages.

---

### **DTMU 1.7—Relationship to Surrounding Development**

---

Development should transition to a smaller scale at the periphery of Downtown, particularly where it abuts historic residential neighborhoods to the west, the Capitol building, or other historic structures. Transitions can be accomplished by stepping down the height of taller structures to meet residences, providing similar uses along the shared border, or similar means. [See also, policy 6.3c].

---

### **DTMU 1.8—Public Spaces**

---

The incorporation of public art and gathering spaces, such as outdoor plazas, pocket parks, and other amenities is encouraged to enhance the pedestrian environment within Downtown and provide Downtown residents with access to outdoor spaces.

---

## **Corridor Mixed-Use (CMU)**

---

### **CMU 1.1—Characteristics**

---

The CMU designation is intended to encourage a compact, mixed-use pattern of development along the City’s high traffic corridors. These sites will be characterized by a mix of office, retail, and service uses alongside high-density housing options—creating a diverse mix of uses that make it possible to live, work, and meet day-to-day needs within a single neighborhood. CMU development

---

<sup>98</sup> Former policy 8.1e.

should incorporate bicycle- and pedestrian-friendly design elements and should be designed with clear connections to surrounding development and transit stops.

---

### **CMU 1.2—Scale of Development<sup>99</sup>**

---

Building heights in the CMU designation will generally range from 1 to 4 stories; however, higher-density residential development or vertical mix of residential and non-residential uses (including workforce or affordable units) may be eligible for greater building heights. Development abutting lower-intensity, established residential neighborhoods should provide transitions in massing and height.

---

### **CMU 1.3—Location**

---

CMU development will generally be located along arterial and collector streets. These developments should be designed so that they may be served by existing or future transit.

---

### **CMU 1.4—Mix of Uses**

---

CMU developments should generally provide a mix of retail, service, and office uses in combination with high-density residential uses. Single-use development may be considered based on site constraints or to accommodate opportunities for affordable or workforce housing. Higher intensity uses, such as commercial service, retail, and high-density residential uses should be concentrated along gateway corridor frontages and near major intersections to leverage access and visibility, and to minimize impacts on adjacent neighborhoods. Where a vertical mixed-use pattern is employed, active uses (e.g., retail and restaurants) should be located on the ground floor of buildings, with residential and office uses occurring on upper floors. When utilizing a horizontal mixed-use pattern, residential uses should be physically integrated with non-residential uses and should be used to provide transitions and create a visual link to surrounding neighborhoods. Placing residential and non-residential uses adjacent to one another, but separating them by fences, walls, or other barriers and a lack of street or pedestrian connections does not constitute an integrated mix of uses.

---

### **CMU 1.5—Mix of Housing Types**

---

The CMU designation is intended to accommodate a range of higher-density housing types, including: townhomes, apartments, condominiums, and live-work units. In general, no single housing type should occupy the entire block face along a corridor.

---

<sup>99</sup> Current zoning along corridors (RC, GC) allows for up to 45' by right with the potential to exceed this through the SUP process. How frequently does this occur? Do you think there is an appetite to tie this potential to community benefits (e.g., affordable or workforce housing)?

---

### **CMU 1.6—Large Format Retail or Multi-family Development**

---

While it is preferred that large format retail or multi-family residential development be incorporated as part of a mixed-use developments, such uses may be permitted as a standalone use in CMU areas provided all other applicable mixed-use policies are addressed. An emphasis should be placed on creating a pedestrian-friendly environment in key locations on the site. This may be accomplished by organizing secondary pad sites in a manner that creates more defined street frontages and outdoor gathering spaces and by establishing direct pedestrian linkages between uses. In addition, facades of large format retail uses should incorporate a variety of pedestrian-friendly design elements to “break up” the mass of wall planes and to create a more human scale.

---

### **CMU 1.7—Design Standards**

---

CMU developments shall be required to meet Carson City’s Development Standards to address compatibility with surrounding areas, foster quality design, and mitigate negative visual impacts such as uninterrupted wall planes, parking areas, and service and loading areas. The City’s design standards apply to all commercial, office, multi-family, public, industrial, and institutional development.

---

### **CMU 1.8—Relationship to Surrounding Development**

---

Most CMU development will occur through infill and redevelopment within established areas of the city. Creating a strong physical and visual relationship to adjacent neighborhoods will be an important consideration, as opposed to simply walling off individual pods of development. One or more of the following techniques should be employed as necessary to achieve this objective:

- Locating smaller-scale residential uses (e.g., townhomes) along the shared boundary of the CMU development and the adjacent neighborhood to promote a more seamless transition between uses;
- Clustering taller structures (e.g., three stories or more) near the primary arterial street and stepping down the height of structures as they approach adjacent neighborhoods;
- Buffering surface parking, loading areas, and other areas of potential friction from adjacent residences through the use of fences, walls, landscaping, or other mechanisms;
- Maintaining or establishing direct vehicular and pedestrian access points to the surrounding neighborhood and adjacent non-residential uses; and
- Ensuring that taller structures are compatible with airport flight patterns where applicable.

---

### **CMU 1.9—Access and Circulation**

---

Access to CMU development occurring along major gateway corridors should be consistent with adopted City and NDOT plans. Additional considerations should be made to align infill and redevelopment of CMU sites with existing and proposed pathways, as identified in the City’s Unified Pathways Master Plan.

---

### **CMU 1.10—Privately-Owned Public Spaces**

---

Where appropriate, CMU developments should be encouraged to incorporate privately-owned gathering spaces, plazas, and pocket parks that are open and accessible to the public. These types of spaces serve as urban recreational amenities for residents that may not have access to larger community parks without getting in their cars and generally promote increased levels of pedestrian activity.

---

### **CMU 1.11—Parks, Open Space, and Pathways**

---

CMU developments should provide connections to the City’s pathways network as identified in the Unified Pathways Master Plan.

## **EMPLOYMENT**

*The Land Use Map identifies two Employment categories: Flex Employment and Industrial. Employment uses are intended to provide concentrated nodes of community services and job opportunities. Policies for each category are provided below, along with several generally applicable policies for all employment developments.*

---

### **General Policies Applicable to both Employment Categories:**

---

#### **E 1.1—Access and Circulation**

---

Clear, safe, direct pedestrian connections should be provided through parking areas to building entrances and to surrounding neighborhoods or streets. Main entrances and driveways should be integrated with the surrounding street network to provide clear connections between uses for vehicles, pedestrians, and bicycles.

---

#### **E 1.2—Parking Design and Location**

---

Surface parking lots should be broken into smaller blocks divided by landscaping and pedestrian walkways that are physically separated from vehicular drive aisles. To the maximum extent feasible, parking areas should be distributed between the front and sides of buildings, or front and rear, rather than solely in front of buildings.

---

### **Flex Employment (FE)<sup>100</sup>**

---

#### **FE 1.1—Characteristics**

---

The FE designation is intended to provide concentrated areas of planned employment facilities that are integrated with or adjacent to retail and service uses. The FE designation provides flexibility for the establishment of a variety of commercial, office, and low-impact industrial uses.

---

<sup>100</sup> Builds from former Mixed-Use Employment (MUE) polices, but eliminates residential component.

---

### **FE 1.2—Scale of Development**

---

Building heights in the FE designation will generally be 1 to 2 stories; however, high-quality campus-style developments that represent a significant investment in Carson City may be eligible for greater height. Development abutting lower-intensity, established residential neighborhoods should provide transitions in massing and height.

---

### **FE 1.3—Location**

---

FE developments should have access to existing or planned arterial and collector streets and should not rely on local streets for primary access.

---

### **FE 1.4—Mix of Uses**

---

FE development may include corporate office headquarters, research and development facilities, hospital/medical centers and offices, educational facilities, and low-impact industrial uses. The incorporation of complementary retail or service uses in combination with employment uses is strongly encouraged.

---

### **FE 1.5—Relationship to Surrounding Development**

---

FE development should be integrated with the surrounding neighborhood context rather than being walled off as isolated pods of development, particularly when it occurs on smaller sites within established areas of the city. One or more of the following techniques should be employed as necessary to achieve this objective:

- Locating less intensive, smaller-scale uses along the shared boundary of the FE development where it abuts established residential neighborhoods to minimize potential impacts;
- Clustering taller structures (e.g., two stories or more) along the primary street frontage and stepping down the height of structures as they approach adjacent low-density residential developments;
- Buffering surface parking, loading areas, and other areas of potential friction from adjacent residences through the use of fences, walls, landscaping, or other mechanisms;
- Maintaining or establishing direct vehicular and pedestrian access points to surrounding development areas; and
- Ensuring that taller structures are compatible with airport flight patterns where applicable.

---

### **FE 1.6—Parks, Open Space, and Pathways**

---

FE development should incorporate linkages to the surrounding network of parks, open space, and pathways, as identified in the City’s Parks and Recreation Plan and Unified Pathways Master Plan.

## **Industrial (IND)**

### **IND 1.1—Characteristics**

The IND designation is intended to provide locations for light and heavy manufacturing, warehousing and distribution, indoor and screened outdoor storage, airport-related industrial, and a wide range of other industrial services and operations. Uses typically involve more intensive work processes and may involve manufacturing or basic resource handling.

### **IND 1.2—Location**

Industrial uses should generally be located away from residential neighborhoods, particularly those uses which generate significant noise or odors. Industrial sites should be located near the interstate, highway, or arterials capable of handling heavy truck traffic. Light industrial uses can typically be located in areas that also contain some commercial uses, and might benefit from close proximity and better access to their local customer base.

### **IND 1.3—Screening**

Storage, loading, and work operations should be screened from view along all industrial area boundaries (when adjacent to non-industrial uses) and along all public streets.

# Chapter 11: Specific Plan Areas

## INTRODUCTION

Carson City adopted an ordinance effective July 17, 1995, permitting the use of Specific Plan Areas (SPAs) within the City’s Master Plan. Based on this ordinance, contained in Chapter 18.02.070, of the City’s Municipal Code, three Specific Plan Areas have been identified on the Land Use Map.<sup>102</sup> They include the following:

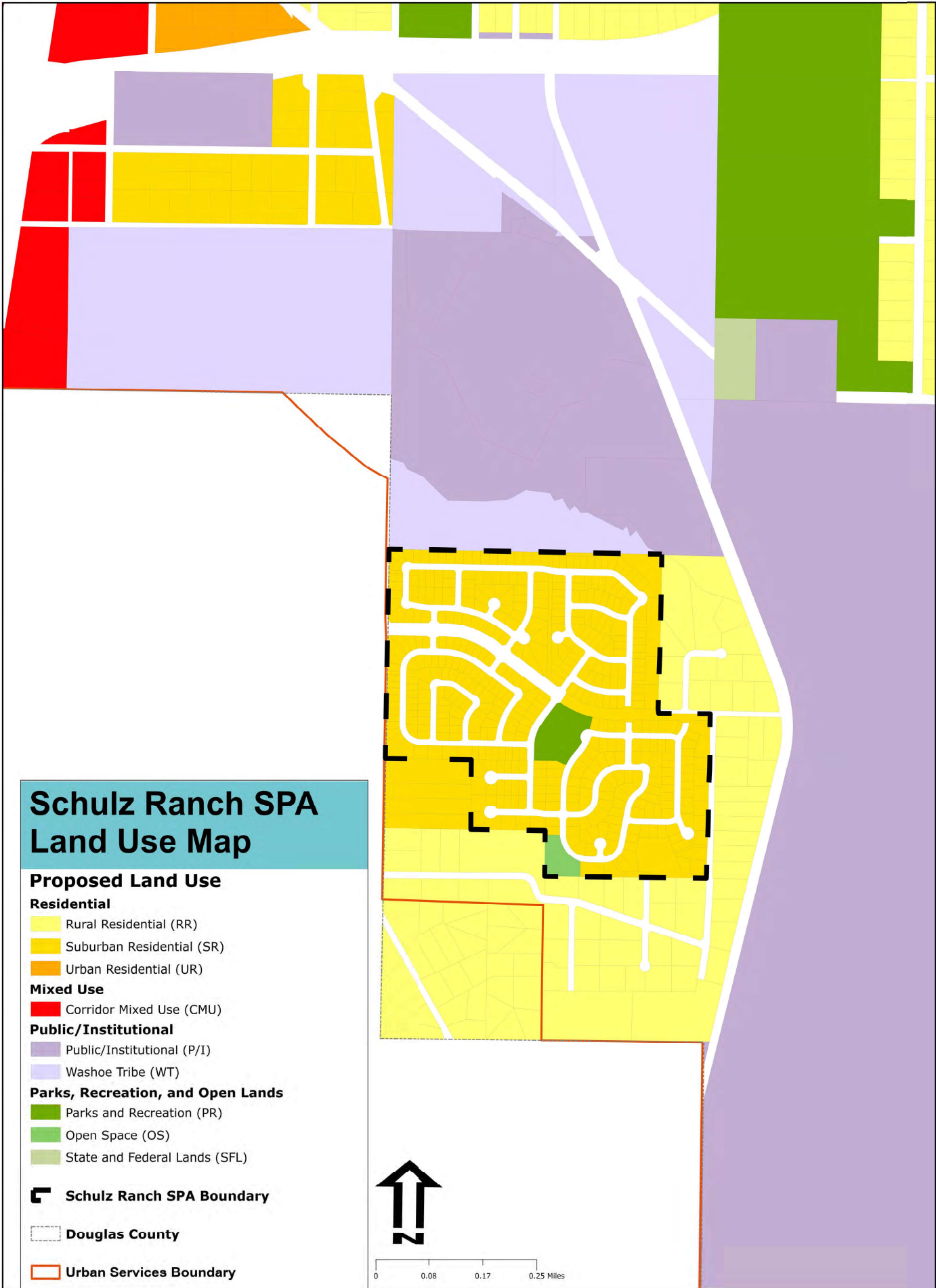
- Schulz Ranch Specific Plan Area (SR-SPA);
- Lompa Ranch Specific Plan Area (LR-SPA); and
- Eastern Portal—Virginia & Truckee Railroad Gateway Specific Plan Area (V&T-SPA).

A Specific Plan Area designation requires development proposals within the area to be reviewed in a comprehensive manner, based on a set of adopted policies. Policies address planning issues or objectives specific to the Specific Plan Area, and typically relate to topics such as land use; community character and design; circulation and access; parks and open space; infrastructure, services, and facilities; and cultural and environmental resources.

The policies are not intended to be all encompassing; rather, they are intended to provide a framework for the development of an overall master plan for the area which must be prepared prior to development. Upon adoption of a Specific Plan Area application, the Land Use Map will be updated and the revised policies incorporated into this chapter.

---

<sup>102</sup>The Brown Street SPA content has been removed, per Plan Assessment discussion about SPAs.



## SCHULZ RANCH SPECIFIC PLAN AREA (SR-SPA)<sup>103</sup>

*The intent of the Schulz Ranch Specific Plan Area (SR-SPA) is to establish policies that provide a framework for the incorporation of additional housing in the area following the closure of the Race track in a manner that:*

- *ensures the compatibility of future development with an established suburban neighborhood in the area and future development on adjacent property in Douglas County;*
- *protects the natural features of the site and of surrounding lands;*
- *provides a distinct benefit to and protects the quality of life for existing and future residents in the area; and*
- *ensures that appropriate public facilities and services will be provided to serve the area.*

### LOCATION AND APPLICABILITY

The SR-SPA is located south of Highway 50 between Bigelow Drive and Center Street, as identified on the map above. While the SR-SPA is nearly built out, the policies in this Section should continue to be used to review future site plans and redevelopment proposals.

### DEVELOPMENT CONTEXT

The SR-SPA abuts property owned by the Washoe Tribe to the north, between Clear Creek and the Plan area. The Stewart Facility, owned by the State, is located north of Clear Creek and used for a variety of purposes, including State offices and training facilities. Large lot residential developments surround the SR-SPA to the east and south, including detached single-family homes and manufactured homes. The land west of the SR-SPA is within the North Douglas County Specific Plan Area. Most of the property that abuts the SR-SPA to the west is slated for residential development, including patio homes, duplexes, and townhomes.

### SR-SPA LAND USE POLICIES

#### **SR-SPA 1.1—Master Plan and Zoning Designation**

Parcel A shall be designated Medium Density Residential (4 to 10 dwelling units per acre) on the Master Plan Land Use Map. Parcel A shall be zoned Single-Family—6000 (SF6) on the official zoning map of Carson City only upon approval of a tentative map for the property on which the racetrack facilities are located. Development of Parcel A will be by subdivision, planned unit development, or common open space subdivision encouraging a development with varying lot sizes.

<sup>103</sup> While Schulz Ranch is largely built out, the SR-SPA continues to be used as a development review tool.

---

### **SR-SPA 1.2—Variety of Lot Sizes and Setbacks**

---

A variety of lot sizes shall be provided to allow for a gradual transition in density between existing 1-acre lots and the more urban development pattern permitted and to encourage a diversity of housing types. To accomplish this, the following standards shall apply:

- Lots may range from 2,500 square feet to 1-acre in size;
- Subdivisions within Parcel A shall provide a minimum of three distinctly different neighborhoods with different lot sizes;
- Smaller lots shall generally be located in the northwest portion of Area A to provide a transition to larger lots adjacent to existing one-acre residential lots.
- A variety of setbacks is encouraged.
  - Where larger buffer lots are required on the perimeter of Parcel A, setbacks from parcels in Area B shall be a minimum of 30 feet, whether front or rear yards. Opposite yards from those facing Area B may be a minimum of 20 feet. Side yards on such lots shall be a minimum of 10 feet.
  - Where lots are 4,500 square feet or larger, minimum setbacks are as follows: Front and rear yards: 15 feet; side yards: 5 feet. A 20 foot driveway shall be provided from the property line to the face of the garage.
  - Where lots are smaller than 4,500 square feet, setbacks may either conform to the standards for lots 4,500 square feet or larger or alternative setbacks may be determined with the tentative map submittal.
  - Corner lots shall be larger, as necessary, to allow adequate vehicle and pedestrian sight distance. Driveways, fences and on-street parking shall not interfere with vehicle and pedestrian sight distances.

For the purposes of satisfying the above standards, a distinctly different lot size shall vary by a minimum of 500 square feet from other lot sizes provided. Larger lots may be used around the perimeter as a transition.

---

### **SR-SPA 1.3—Phasing of Development**

---

A phasing plan for Parcel A shall be submitted for review and approval with any development application for that area. For any subdivision of property on Parcel A to lots of less than one acre in size, the property on which the race track facilities are located shall be identified and developed as part of the overall development plan. Prior to the issuance of the first certificate of occupancy within Parcel A, the racetrack shall cease all operations.

---

### **SR-SPA 1.4—Disclosure of Adjacent Uses**

---

The sale of homes within Area A shall include a disclosure that properties in the vicinity are permitted to keep horses and other livestock and the property may be impacted by odors, dust, noise and other affects associated with the keeping of livestock

## SR-SPA CIRCULATION AND ACCESS POLICIES

### SR-SPA 2.1—Interconnected Street Network

An interconnected system of streets shall be established to provide efficient on and off-site connections, disperse traffic, and accommodate a variety of modes of transportation including motor vehicles, bicycles, and pedestrians. Developing isolated neighborhood street networks that only serve small segments of a particular development or the SPA is strongly discouraged. All local residential streets shall provide both sides on-street parking.

### SR-SPA 2.2—Topsy Lane Connection

Right-of-way for the extension of Topsy Lane, through Parcel A, from Center Drive to Schulz Drive shall be provided (at a minimum) to collector street standards. The street section shall include a bicycle lane on both sides of the street. A non-standard sidewalk/pathway, 8 feet in width, separated from the roadway with a minimum landscape buffer of 5 feet, shall be provided on one side of the street. The Topsy Lane extension, including linear park and multi-use trail facilities, may be constructed in one or two phases, provided that the first phases of development are served by at least two paved accesses per Carson City standards. If the extension is constructed in two phases, the final improvement plans that complete the connection shall be submitted with the final map containing the 251st lot.

### SR-SPA 2.3—Pedestrian and Bicycle Connections

A system of pedestrian and bicycle connections shall be provided as specified on the City's adopted Unified Pathways Master Plan to establish visual and physical connections to and between the following:

- Any sidewalks, trails, or walkways on adjacent properties that extend to the boundaries shared within the development;
- Any adjacent public park, open space, or civic use including but not limited to schools and public recreation facilities;
- Edmonds Sports Complex;
- Stewart Facility;
- Clear Creek Corridor;
- Bigelow Drive and Center Drive;
- Future City Recreation Center;
- V&T right-of-way along the Carson River; and
- North Douglas County Specific Plan open space areas.

### SR-SPA 2.4—Traffic Analysis

An evaluation of the condition of Bigelow Drive and Center Drive shall be conducted in conjunction with a traffic analysis upon review of the development plan for Parcel A to determine the impacts and adequacy of the existing roads to accommodate additional traffic. Developer participation in any necessary upgrades to the roadways to accommodate the additional traffic generated from the development may be considered based on the results of the road evaluation and traffic study.

## SR-SPA COMMUNITY CHARACTER AND DESIGN POLICIES

### SR-SPA 3.1—Varied Streetscapes

To promote more interesting streetscapes and offer consumers a wider choice of housing styles, a variety of home models shall be provided. To accomplish this, the following standards shall apply:

- Subdivisions with 150 or more units shall provide a minimum of four distinctly different homes models.
- Subdivisions with less than 150 units shall provide a minimum of 3 distinctly different homes models.

For the purposes of satisfying the above standard, each model home elevation shall distinctly differ from other home elevations in a minimum of three of the following areas:

- The placement of all windows and doors on the front façade elevation.
- The use of different materials on the front façade elevation.
- Substantial variation in the location and/or proportion of garages and garage doors.
  - The width of the front façade elevation must differ more than two feet.
  - Variation in the location and proportion of front porches.
  - Substantial variations in roof-lines and/or in the angle of roof runs.
  - Use of roof dormers.
  - A variation of building types, i.e., ranch, two-story, and split level.
  - Window shapes that are substantially different.
  - Use of different roof materials.
  - Other distinct design variations approved by the City.
- Additionally, new residential structures on lots 70 feet or wider shall use a minimum of three of the following techniques and new residential structures on lots narrower than 70 feet shall use a minimum of two of the following techniques to reduce the prominence of garages, promote pedestrian activity and create visual diversity in the neighborhood:
  - **House forward** – Living areas that extend a minimum of five feet in front of the garage face.

- **Front porches** – A 60 square foot or larger covered front porch that extends a minimum of 6 feet in front of the living area.
- **Courtyards** – A 60 square foot or larger front yard courtyard with a hard finished floor surface (concrete, wood, brick, pavers, etc.) and walls not exceeding three feet in height, extending a minimum of three feet in front of the garage face.
- **Varied front setback** – Front setbacks of adjacent homes on the same side of the street vary by a minimum of three feet.
- **Garage orientation** – Garage doors that do not face the street (i.e. provide side loaded garages) with front elevations of garages that are architecturally consistent with the living area front elevation.
- **Reduced garage width** – Garages that do not exceed 40% of the front elevation.
- **Enhanced landscaping** – On lots narrower than 70 feet, a minimum of one additional 2-inch caliper tree is provided in the front yard. On lots 70 feet or wider, a minimum of two additional 2-inch caliper trees are provided in the front yard. In addition, the entire front yard area is landscaped and irrigated. A maximum 10% of the front yard landscaping may consist of empty shrub beds with landscape fabric and irrigation to provide homebuyers with landscape options. Bare dirt shall be prohibited in front yards.
- **Front door path** – A three foot or wider path that is physically separated from the driveway is provided from the sidewalk to the front door.
- **Structure articulation** – A minimum of four separate roof planes are incorporated within the front elevation and the front elevation contains a minimum of two wall planes that are offset by a minimum of three feet.

---

### **SR-SPA 3.2—Building Orientation**

---

Homes shall be oriented so as to not back (rear yards) onto streets, excluding Topsy Lane and Center Drive. Individual driveway access onto Topsy Lane/Race Track Road and Center Drive is prohibited.

---

### **SR-SPA 3.3—Development Compatibility**

---

A transition in development intensity shall be provided between urban residential uses and rural residential uses. Transitions may be accomplished through the use of open space buffers, larger lot sizes, or a combination of these methods.

---

### **SR-SPA 3.4—Street Trees**

---

Street trees shall be provided along the Race Track Road/Topsy Lane connection between Schulz Drive and Center Drive, spaced on average at 40-foot intervals. Species grouping and diversity is encouraged.

---

### **SR-SPA 3.5—Front Yard Landscaping**

---

Front yard landscaping and irrigation shall be provided by the developer(s) of each subdivision. Landscaping shall include a minimum of two trees (1-1/2 inch caliper deciduous or five foot high evergreen) and 12 five gallon mix of evergreen and deciduous shrubs. Evergreen trees shall be planted a minimum of 20 feet from back of sidewalks. Turf and/or groundcover areas shall also be provided in the landscape alternatives. A minimum of three typical landscape schemes for each neighborhood shall be provided with development approval.

---

### **SR-SPA 3.6—Buffer Lots**

---

Lots abutting existing residential parcels at the perimeter of Area A shall be created as generally depicted in the conceptual plan identified with this document and shall be limited to the development of one-story homes.

---

## **SR-SPA PARKS AND OPEN SPACE POLICIES**

---

---

### **SR-SPA 4.1—Regional Open Space Network**

---

Open space within the SR-SPA should serve as an extension of open space designated within the North Douglas County Specific Plan, creating a unified system that serves both Carson City and Douglas County residents in the future. A Linear Park connection adjacent to Topsy Lane/Race Track Road will be provided to a centrally located neighborhood park within Parcel A.

---

### **SR-SPA 4.2—Neighborhood Parks**

---

A 3-1/2 to 5 acre neighborhood park shall be centrally located within the Parcel A development area. The park will be integrated into the overall layout and design of the surrounding neighborhoods and function as a central component of a linear park/pathway system that provides east-west and north-south connectivity to Parks detention areas and adjacent properties.

---

### **SR-SPA 4.3—Parks Detention Basin/Natural Areas**

---

Detention basin facilities will be required in the northern and southern areas of Parcel A. The Parks and Recreation Department is interested in these sites as park facilities integrated into the neighborhood design and connected to the neighborhood park via the linear park/pathway system. A natural passive setting is anticipated at the site adjacent to Clear Creek in the northern portion of Parcel A and a developed passive setting is anticipated for the southerly site.

---

### **SR-SPA 4.4—Linear Park/Pathway System**

---

An east-west linear park/pathway system will be provided adjacent to Topsy Lane/Racetrack Road. This will provide connectivity for bicycle circulation via 5 foot on street bike lanes and pedestrian connectivity via an 8 foot pathway on the south side of the roadway section. The 8 foot pathway will be provided within a 30-foot area to allow for a landscaped linear park. The 30-foot width may

be reduced near intersections where additional lane width is required. A 10-foot wide landscaped area will be provided on the north side of the roadway to provide landscape continuity.

North-south circulation between the neighborhood park and the detention basin parks will be provided adjacent to neighborhood streets with a 10-foot landscaped parkway and 6 foot sidewalk which will be incorporated into the parks system to provide linear connectivity and continuity.

---

#### **SR-SPA 4.5—Clear Creek Corridor**

---

The Clear Creek corridor represents a valuable natural resource and amenity for Carson City, the Stewart Facility, and this development area. As a result, direct public access to the Clear Creek corridor is important to the City. Incorporation of a detention basin park in this area provides a creek crossing point for future access to the Stewart Facility.

---

#### **SR-SPA-4.6—Design Approval**

---

Conceptual site designs for the neighborhood park, the linear parks, and the detention basin parks will be presented to the Parks and Recreation Commission, the Planning Commission, and the Board of Supervisors for final approval.

---

### **SR-SPA INFRASTRUCTURES, SERVICES, AND FACILITIES POLICIES**

---

---

#### **SR-SPA 5.1—Extension of Public Utilities**

---

Municipal water and sewer facilities, as well as natural gas, electric, and cable television services shall be extended to serve the development.

---

#### **SR-SPA 5.2—Connection of Existing Residences to Community Water and Sewer Facilities**

---

Existing residences on individual wells and/or septic systems shall not be required to connect to the municipal water and wastewater facility as a result of the proposed development within Areas A or B, except as may be required by the State of Nevada or other Carson City ordinances or regulations.

---

### **SR-SPA CULTURAL AND ENVIRONMENTAL RESOURCES POLICIES**

---

---

#### **SR-SPA 6.1—Clear Creek**

---

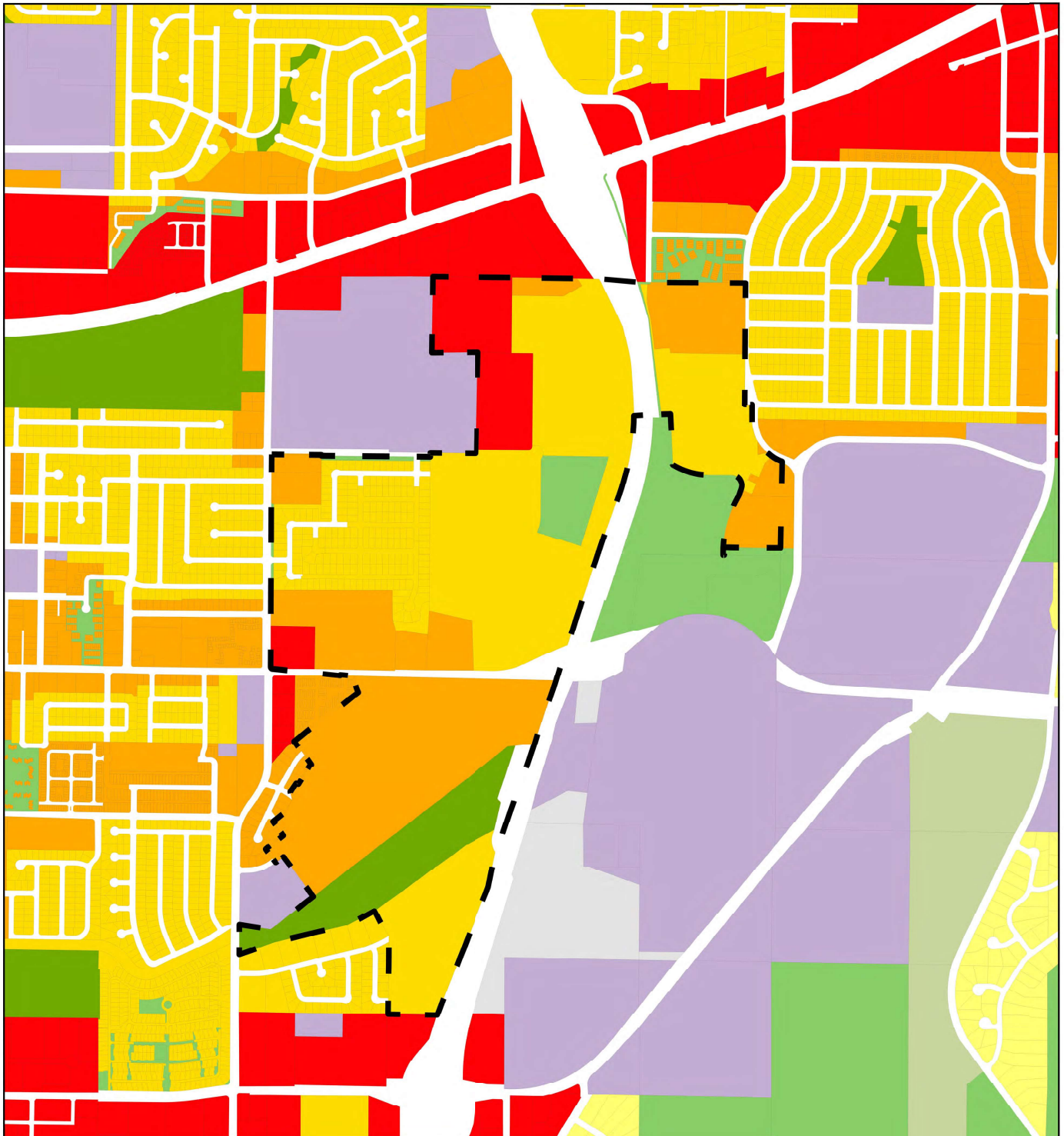
The Clear Creek floodplain in the northeast portion of Area A shall be retained in open space as part of the development, and may be incorporated into the project stormwater and water quality control facilities. The development shall meet all local, state and federal requirements for drainage, stormwater maintenance access and water quality control.

---

**SR-SPA 6.2—Race Track Demolition**

---

The developer shall be responsible for meeting all applicable local, state and federal environmental laws in the removal of the race track facilities.



## Lompa Ranch SPA Land Use Map

### Proposed Land Use

#### Residential

- Rural Residential (RR)
- Suburban Residential (SR)
- Urban Residential (UR)

#### Mixed Use

- Corridor Mixed Use (CMU)

#### Employment

- Industrial (I)

### Public/Institutional

- Public/Institutional (P/I)

### Parks, Recreation, and Open Lands

- Parks and Recreation (PR)
- Open Space (OS)
- State and Federal Lands (SFL)

### ▬ Lompa Ranch SPA Boundary

### ▬ Urban Services Boundary



0 0.08 0.17 0.25 Miles

## LOMPA RANCH SPECIFIC PLAN AREA (LR-SPA)

*The intent of the Lompa Ranch Specific Plan Area (LR-SPA) is to establish policies that provide a framework for the future development of the area in a manner that:*

- *provides for a comprehensive development plan for a balanced mix of land uses and a variety of housing options;*
- *ensures the creation of cohesive neighborhoods within the SPA;*
- *ensure adequate vehicular and non-motorized circulation throughout the SPA;*
- *ensures the compatibility of future development with established neighborhoods in the area;*
- *ensures that adequate public facilities and services will be provided to serve the area;*
- *will not adversely impact the public health, safety, and welfare.*

### LOCATION AND APPLICABILITY

The Lompa Ranch Specific Plan Area is located south of Highway 50 and north of Fairview Drive, as defined on the map above. The policies and guidelines contained herein shall be applicable to all properties contained within the Specific Plan Area boundary.

### LR-SPA POLICIES

Development of lands within this Special Planning Area may occur pursuant to the policies below. Adoption of a new SPA and rezoning of these areas will be required. The applicant shall have the burden of proof to provide facts supporting the proposed SPA and Zoning Map Amendment. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Planning Commission and the Board of Supervisors. Additionally, the applicant shall provide adequate information in the application to support a positive finding with regard to compliance with the following policies. The Commission and Board shall determine if the information presented is adequate to support their decisions with regard to compliance.

### LR-SPA LAND USE POLICIES

#### LR-SPA 1.1—Specific Plan Area Requirement

The Master Plan Land Use Map identifies a mix of uses for the property but is merely intended as a guide for future development of the property. Prior to any development occurring on the property, a new Specific Plan Area (SPA) must be approved to more specifically establish land uses, densities, design standards, and other standards pursuant to the general policies of this SPA. The SPA shall modify the Land Use Map, as appropriate, to identify land use areas, parks, open space, drainage facilities, etc. Appropriate zoning of the property may be included as part of the SPA process.

---

### **LR-SPA 1.2—Mix of Land Uses**

---

The SPA encourages a mix of land uses, including a variety of residential densities, employment/office uses and commercial uses to serve the local neighborhood as well as the region. The incorporation of higher density housing within the mixed-use commercial area to complement retail and employment uses is encouraged. The final SPA shall establish guidelines for the mix of uses desired within the Activity Center and the appropriate configuration (i.e. vertical or “stacked” mixed-use, or horizontal or “side-by-side” mixed-use) of uses within it.

---

### **LR-SPA 1.3—Development of Activity Center**

---

The Master Plan Land Use Map identifies an “Activity Center” in the vicinity of the freeway and Highway 50 East. In the Mixed-Use Commercial portion of the property, an Activity Center should be integrated into the surrounding neighborhood and should incorporate a mix of complementary uses (including residential), increased densities, clear pedestrian connectivity and other transit supportive features.

---

### **LR-SPA 1.4—Mix of Housing Types**

---

A range of housing types shall be included in the SPA, including single-family detached, single-family attached, duplexes, multi-family residential units and housing included as part of the mixed-use development to meet varying functional and pricing needs. Single-family neighborhoods shall provide a range of lot sizes.

---

### **LR-SPA 1.5—Compatibility with Existing Neighborhoods**

---

Land use patterns and development intensity shall be designed to provide for compatibility with existing, surrounding neighborhoods, including consideration of lot sizes and development intensities adjacent to existing residential neighborhoods.

---

## **LR-SPA CIRCULATION AND ACCESS POLICIES**

---

---

### **LR-SPA 2.1—Roadway Linkages**

---

The general vehicular circulation network shall be established with the final SPA to connect neighborhood within the SPA and surrounding neighborhood and shall include, at a minimum:

- a north-south collector between Highway 50 East and Fifth Street;
- connection of the north-south collector to Robinson Street;
- a collector from Fifth Street to Railroad Drive across the Linear Park; and
- other roadways and connections as required by a traffic study.

---

### **LR-SPA 2.2—Traffic Study Requirement**

---

A traffic study shall be required for review with the final SPA. The traffic analysis shall meet the requirements of the Carson City Development Standards and shall be conducted for the buildout of the entire SPA.

---

### **LR-SPA 2.3—Pedestrian and Bicycle Connections**

---

Pedestrian and bicycle connections shall be provided to link all internal neighborhoods to each other and all areas of the development to:

- the linear park south of Fifth Street and along Fifth Street;
- any commercial, mixed use or employment areas within the SPA;
- the Highway 50 East multi-use path;
- the high school;
- Saliman Street;
- any internal trails, open space and parks provided as part of the SPA development.

---

## **LR-SPA ENVIRONMENTAL POLICIES**

---

---

### **LR-SPA 3.1—Floodplain and Drainage**

---

- The existing floodplain shall be identified based on FEMA mapping with post-freeway drainage improvements for development of the final SPA. To develop the property, drainage improvements will be required to mitigate the 100-year floodplain on the property. This may also require amending the FEMA mapping through a letter map amendment process. Once the new floodplain is determined, designated land use intensities shall be developed outside this floodplain area.
- An overall storm water management plan shall be developed with the final SPA to ensure adequate drainage facilities to serve the entire SPA area.
- A detailed wetlands delineation shall be provided with the final SPA identifying any areas that meet the Federal 404 definition of wetlands. Following wetland identification, designated land use intensities shall be developed outside the wetlands.

---

## **LR-SPA COMMUNITY CHARACTER AND DESIGN POLICIES**

---

---

### **LR-SPA 4.1—Quality Design**

---

- The final SPA shall promote a variety and visual interest in the design of new residential neighborhoods through the incorporation of varied lot sizes, building styles and colors, garage orientation and other features.

- The final SPA shall promote variety and visual interest in the design of new commercial centers through the incorporation of well-articulated building facades, clearly defined entrances and pedestrian connections, landscaping and other features.

## **LR-SPA PARKS AND OPEN SPACE POLICIES**

### **LR-SPA 5.1—Provision of Park, Multi-Use Paths and Open Space Facilities**

Parks shall be provided commensurate with demand created by the SPA development consistent with the City’s adopted Parks and Recreation Master Plan standards. Drainage and flood control areas may be used as part of the parks and multi-use trail system. Parks shall be connected to existing multi-use trail facilities. Parks, open space and multi-use path areas shall be generally depicted on the final SPA Land Use Plan.

## **LR-SPA PUBLIC UTILITIES, SERVICES, AND FACILITIES POLICIES**

### **LR-SPA 6.1—Extension of Public Utilities**

Water, sewer, storm drainage, gas, electric, telephone and cable television utilities shall be extended to serve the entire SPA and shall be coordinated with the applicable providers to ensure such facilities can be provided for the proposed development.

### **LR-SPA 6.2—Undergrounding of Utilities**

All utilities, including electric, shall be extended underground from their present locations to serve the development.

### **LR-SPA 6.3—School Facilities**

The applicant shall work with the Carson City School District to establish adequate school sites and facilities, as necessary, to provide for adequate levels of service for the proposed development.

## **LR-SPA FIRE AND POLICE PROTECTION POLICIES**

### **LR-SPA 7.1—Adequate Public Safety Facilities**

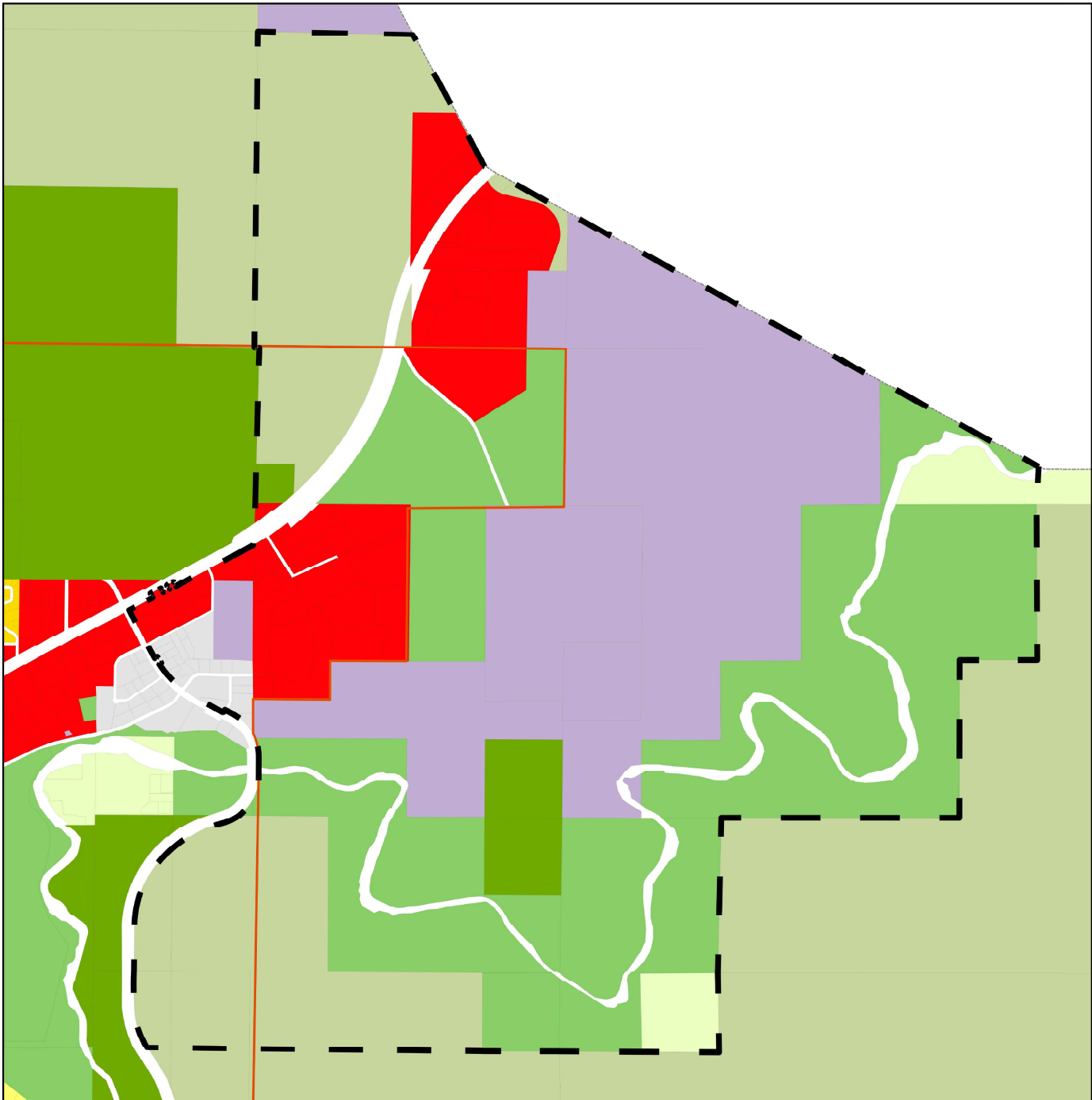
Adequate police and fire protection needs to be established within the SPA. Police and fire protection at an urban level of service needs to be demonstrated. Any additional services or facilities necessary to provide this level of service should be established on a prorated basis to serve the entire SPA.

---

**LR-SPA 7.2—Fire Station Location**

---

The applicant shall work with the Carson City Fire Department to identify potential fire station locations, including off-site locations in the vicinity, to adequately serve the proposed SPA development area.



## V&T SPA Land Use Map

### Proposed Land Use

#### Residential

- Large Lot Conservation (LLC)
- Rural Residential (RR)
- Suburban Residential (SR)
- Urban Residential (UR)

#### Mixed Use

- Downtown Mixed Use (DMU)
- Corridor Mixed Use (CMU)

#### Employment

- Flex Employment (FE)
- Industrial (I)

### Public/Institutional

- Public/Institutional (P/I)
- Washoe Tribe (WT)

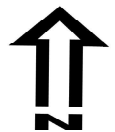
### Parks, Recreation, and Open Lands

- Parks and Recreation (PR)
- Open Space (OS)
- State and Federal Lands (SFL)

V&T SPA Boundary

Lyon County

Urban Services Boundary



0 0.08 0.17 0.25 Miles

## **EASTERN PORTAL—VIRGINIA & TRUCKEE RAILROAD GATEWAY SPECIFIC PLAN AREA (V&T- SPA)**

*The purpose of the Eastern Portal—Virginia & Truckee Railroad Gateway Specific Plan Area (V&T-SPA) is:*

- *To provide for cohesive development within the area.*
- *To create a “gateway” into Carson City.*
- *To protect economic development opportunities along the highway corridor, particularly in conjunction with development of the V&T Railroad.*
- *To protect visual resources associated with the V&T Railroad route and terminal location.*
- *To encourage public/private partnerships to facilitate economic development and public purpose uses.*
- *To encourage public/private cooperation in creating public access, trails and recreational opportunities.*

### **LOCATION AND APPLICABILITY**

The Eastern Portal—Virginia & Truckee Railroad Gateway Specific Plan Area is located along Highway 50 east at the Lyon County line, as defined on the map above. The policies and guidelines contained herein shall be applicable to all properties contained within the Specific Plan Area boundary.

### **BACKGROUND**

The V&T Railroad runs from Virginia City, crossing Highway 50 East and entering Carson City at the Lyon County border, past private lands and BLM lands on the south side of Highway 50 East, stopping in the East Gate Siding

The V&T Railroad is a tourist attraction and a benefit to the local economy. The visual experience of the train ride is a key element in the success of the V&T. The Carson River corridor within Carson City can be viewed as a specialty train, and is arguably the most dramatic visual experience along the entire V&T route. The vistas overlooking Carson City from the Eastern Portal gateway into Carson City also offers magnificent views of Carson City and the Sierra Nevada mountains beyond.

The route will also interface with private lands near the Lyon County-Carson City border. The private lands at the Lyon County border are mostly undeveloped, primarily due to the lack of public water and sewer infrastructure to the area at the present time. The Plateau residential development in this area is in the process of bringing public water and sewer up Drako Way.

Therefore, Carson City finds it important to protect the visual resources—and the V&T riders’ experience—along the V&T Railroad corridor. The following policies are recommended to facilitate

this protection and to maximize the long-term economic benefits of the V&T Railroad to Carson City and the region.

## **(V&T-SPA) LAND USE POLICIES**

### **V&T SPA—1.1 Development Quality**

Protect the scenic quality of the V&T experience with consideration given for the views from the train route as well as the terminal location by developing and adopting specific design standards for commercial development and public-use development within the V&T-SPA to protect the scenic quality of the V&T route.

### **V&T SPA—1.2 Zoning<sup>104</sup>**

Rezone the private lands in Carson City along Highway 50 East from General Industrial to a commercial designation consistent with the Master Plan Land Use Map.

### **V&T SPA—1.3 View Corridors**

Identify critical views of the landfill area from V&T route and adjacent commercial areas and mitigate visual impacts through the use of plantings, screening or other methods around the landfill.

### **V&T SPA—1.4 Compatibility with Adjacent Uses**

- Prohibit new uses on public lands within the V&T-SPA that would conflict with the V&T and related commercial-tourism in the vicinity, such as uses that generate excessive noise, dust or odors, excluding the continued operation of the landfill; and
- Consider limiting the use of public lands as part of any proposed disposal of the BLM property into Carson City ownership through a federal lands bill.

## **(V&T-SPA) PARKS AND OPEN SPACE POLICIES**

### **V&T SPA—2.1 Trail Facilities**

The Parks and Recreation Department will continue to work with the V&T Commission and V&T consultants in locating appropriate trail facilities along the Carson River corridor consistent with the V&T operation plans and the Unified Pathways Master Plan.

<sup>104</sup> Need to discuss map designations in this area.

## **(V&T-SPA) CULTURAL AND ENVIRONMENTAL RESOURCES POLICY**

### **V&T SPA—3.1 Carson River Corridor**

Encourage continued cleanup and patrol of the Carson River corridor to protect the scenic resource through partnerships with public and private agencies.

## **(V&T-SPA) COORDINATION POLICIES**

### **V&T SPA—4.1 Coordination**

Encourage continued collaboration with Lyon County and Storey County to minimize land use conflicts along the V&T corridor.

# Chapter 12: Action Plan<sup>105</sup>

*A key aspect of this Master Plan is how it will be carried out after it is adopted. To effectively implement the goals and policies of this Plan, it is necessary for the City to identify the types of actions required and determine the priority and timing of the actions so the appropriate resources may be allocated.*

## SUMMARY OF PRIORITY ACTIONS

This Summary of Priority Actions is intended to focus the City’s efforts on actions that should be taken as soon as possible to advance community priorities and ensure that future land use decisions are aligned with the policies contained in this Plan and with the classifications on the Land Use Map. Several of the priority actions highlighted below are already underway or are anticipated to be underway shortly following the adoption of the Plan. Priority Actions should be reviewed and updated periodically to reflect the City’s accomplishments, available resources, and potential shifts in policy direction.

The following priority actions are recommended, in no particular order of importance:

### 1. COMPLETE A COMPREHENSIVE REWRITE OF TITLE 18

The lack of consistency between the current Land Use Master Plan (map) and the underlying zoning was identified as a key concern during the Master Plan update process. In accordance with NRS 278.0284, only communities with a population greater than 100,000 are required to achieve conformance between their master plan and zoning. Carson City’s current practice is to proactively look for inconsistencies between the Land Use Master Plan (map) and zoning and bring proposed updates forward for consideration as part of the annual Master Plan review process. Property owners may also initiate a request to bring zoning into alignment with the Master Plan. However, participants noted that this practice creates a lack of predictability for residents because the underlying zoning allows for development that is less intense than what the Master Plan recommends. Participants also noted that it creates a lack of predictability for property owners and developers because the mix of uses and density called for in the Master Plan often can’t be achieved by right, meaning that applicants must go through the Special Use Permit process, which adds time, uncertainty, and cost to the development process.

The City initiated a targeted update of Title 18 in 2022, with the intent of pursuing a more comprehensive rewrite following the adoption of the updated Master Plan. The Action Plan Matrix identifies a range of potential updates to Title 18 that should be considered as part of a more comprehensive update to Title 18 following the adoption of this Master Plan, such as:

---

<sup>105</sup> The Action Plan has been completely reworked the Action Plan to reflect the reorganized/new chapters and goals.

- Review and update commercial, office, and mixed-use zone districts in Title 18 as necessary to align with Master Plan goals and policies and land use categories, and allow desired uses by right.
- Review and update residential and mixed-use zone districts in Title 18 as necessary to align with Master Plan goals and policies and land use categories and to ensure the full spectrum of desired housing types are allowed by right in the locations called for by the plan.
- Update existing/proposed standards for ‘guest building development’ to define and address both attached and detached ‘accessory dwelling units (ADUs)’. As part of these updates, consider: 1) removing tenancy limitations to provide opportunities for units to be rented out; 2) expanding ADU allowances to multi-family and mixed-use districts (where ADUs can be accommodated above detached garage banks that serve apartment or condominium buildings; and 3) eliminating the need for a separate water and sewer connection to reduce potential cost barriers to the construction of new ADUs.
- Evaluate and potentially expand current allowances for home-based occupations and live/work units in Title 18, provided impacts on neighborhoods can be mitigated through use-specific standards.
- Integrate requirements for electric vehicle charging stations as part of the City’s parking regulations.

## **2. ESTABLISH AN ECONOMIC DEVELOPMENT CHAMPION WITHIN THE CITY**

When the 2006 Master Plan was completed, Carson City had one to two dedicated staff in place to support the City’s economic development and redevelopment initiatives. Over time, staffing resources have shifted and the City’s role in economic development has become less pronounced. Implementation of the updated Master Plan will require the City to take an active role in defining and executing City-led economic development initiatives, as well as in the revitalization of gateway corridors, and the ongoing revitalization of Downtown.

The Action Plan Matrix identifies a range of economic development and revitalization strategies, including these key priorities:

- Expand and maintain staffing capacity to support city-led economic development initiatives, as identified in this Master Plan and the City’s FY-2022-2026 Strategic Plan.
- Establish an Economic Development Strategy for Carson City that defines economic development roles and responsibilities in coordination with state and regional partners, identifies target industries, and articulates near-term priorities to support the implementation of this Master Plan.
- Align the Economic Development Strategy with periodic updates to the City’s FY-2022-2026 Strategic Plan to support implementation.

### 3. EXPAND REVITALIZATION FOCUS TO GATEWAY CORRIDORS

The 2006 Master Plan identified Downtown Carson City as a high priority area for revitalization in conjunction with the Carson Freeway project. Participants in the Master Plan update agreed that while efforts to promote private investment in Downtown should continue, the City's broader revitalization focus should expand to gateway corridors and include ongoing infrastructure improvements, redevelopment of underutilized properties or vacant buildings, and other efforts to enhance the vibrancy of these areas. Chapter 6 of this Master Plan outlines goals and policies to promote reinvestment in these areas. Key priorities identified in the Action Plan Matrix include:

- Develop an area plan for the Highway 50 Corridor to establish a coordinated vision and corridor-specific policies for land use, access management, multi-modal transportation, signage, and other considerations, as appropriate.
- Identify a redevelopment champion (through the reallocation of existing staffing or by creating a new position) within the City to promote redevelopment and revitalization goals, foster relationships with business and property owners, pursue grants, manage public/private partnerships (as applicable), and generally serve as a resource for other City departments on Economic Development initiatives.
- Engage the owners of vacant properties to gauge their overall interest in redevelopment or adaptive reuse; potential barriers; and anticipated timing. Develop a short list of possible catalyst sites based on input received and conduct a preliminary feasibility analysis.
- Explore property and business owner interest in developing a coordinated branding strategy, area plan, and/or Neighborhood Improvement District for portions of individual corridors. Establish a strategy to complete each segment based on input received.
- Evaluate infrastructure needs for priority sites to support planned uses and development intensities. Explore a range of cost sharing strategies to support necessary improvements and incentivize redevelopment or adaptive reuse.
- Develop and adopt streetscape and signage standards as part of Title 18 for private properties with frontages that abut gateway corridors. Incorporate requirements for native or drought-tolerant landscaping, pedestrian- and bicycle-connectivity, and site planning strategies that will promote the implementation of a cohesive and attractive appearance along gateway corridors over time.
- Consider establishing a new redevelopment district and façade improvement program along North Carson Street.

# ACTION PLAN MATRIX

The Action Plan Matrix provides a detailed list of the actions needed to implement the Plan, organized by chapter and goal. The matrix indicates the type of actions that will be required to implement the policies, the department or entity responsible for leading (or supporting) the action, and the priority of the actions to be initiated. The matrix should be reviewed on an annual basis, or as necessary, to keep the responsibilities and actions current.

## TYPES OF ACTIONS<sup>106</sup>

### Regulatory Reform

In order for the Master Plan to be realized, the City’s development regulations will need to be consistent with the goals and policies contained in the Plan. The City will need to revise the development regulations and standards in several instances to achieve these goals and policies. For example, the Plan recommends the adoption of several new mixed-use zoning categories that represent a significant departure from the City’s existing zoning districts. Generally, revisions to the zoning code should occur soon after adoption of the Plan; however, a phased approach may be appropriate in some instances. This is addressed in greater detail within the Summary of Priority Actions outlined below.

### Policy Decisions

The Plan identifies a number of actions that will be carried out during day-to-day policy decisions made by City planning staff, Planning Commission, and the Board of Supervisors. The Board will continually make decisions regarding development proposals and plan amendments and will use the Plan to guide such policy decisions as they occur.

### Programs

The Master Plan establishes a foundation for new programs necessary to carry out the goals of the Plan. For example, some policies involve participating in planning efforts with other jurisdictions, such as ongoing efforts of the Regional Transportation Commission (RTC) or the Carson Area Metropolitan Planning Organization (CAMPO). Programs have varying levels of priority, depending on the issues involved. Consequently, the City will initiate Programs at different timing intervals.

## RESPONSIBILITY

The responsibility column lists the departments, divisions, or entities that will lead or support the implementation of each action.

---

<sup>106</sup> The 2006 Plan assigned a ‘type’ to each action. Is this level of distinction helpful? If so, we will add these references for the public draft.

## **PRIORITY**<sup>107</sup>

The “Priority” column lists three possible time frames for implementing actions:

- 1 -Near-term Priority, to be initiated as soon as possible and completed within one to two years after Plan adoption.
- 2 -Longer-term Priority, to be initiated as soon as possible and completed within three to five years after Plan adoption.
- 0 - Ongoing, are actions that occur continually.

---

<sup>107</sup> Assigned priorities are preliminary for discussion purposes.

<b>ACTION PLAN MATRIX</b>		
<b>STRATEGY/ACTION</b>	<b>RESPONSIBILITY</b>	<b>PRIORITY</b>
<b>CHAPTER 3: WELL-MANAGED GROWTH</b>		
<b>Goal 3.1—Promote the Efficient Use of Land, Water, and Infrastructure</b>		
Action 3.1a—Recalibrate the water model to reflect updated density and land use assumptions reflected on the Land Use Plan, and in land use policies in Chapter 10. Ensure that the model accounts for planned uses on sites identified as a priority for infill, redevelopment, or adaptive reuse.	Lead: Planning Support: Public Works	1
Action 3.1b—Continue to monitor growth trends and review the City’s growth capacity and residential allocations on an annual basis in accordance with the Carson City 1988 Growth Management Ordinance.	Lead: Planning Support: Planning Commission, All	0
Action 3.1c—Prohibit the rezoning of lands for urban development intensities outside of the Urban Services Boundary.	Lead: Planning Support: Public Works	0
Action 3.1d— Continue to review applications for proposed residential and commercial development in accordance with the Carson City 1988 Growth Management Ordinance.	Lead: Planning Support: Planning Commission, All	0
Action 3.1e—Adopt and enforce residential adjacency standards as part of Title 18 to establish clear expectations about the mechanisms that will be used to promote compatibility and connectivity between residential neighborhoods of varying intensities, and/or between non-residential or mixed-use development that abuts an existing residential neighborhoods.	Lead: Planning Support: Planning Commission, All	1
Action 3.1f—Continue to foster inter-departmental collaboration on the development of the many functional plans (e.g. transportation, water, wastewater, parks, pathways) that directly support the implementation of this Master Plan (and vice versa).	Lead: Planning Support: Planning Commission, All	0
<b>Goal 3.2—Mitigate the Potential Risk and Effect of Natural or Human-Caused Hazards on Life, Property, and Infrastructure</b>		
Action 3.2a—Continue to discourage or prohibit development in hazardous areas in accordance with applicable local, state, or federal standards.	Lead: Planning Support: All	0
Action 3.2b—Continue collaborative training and other efforts to support the implementation of the Carson City Hazard Mitigation Plan. (NEW)	Lead: Fire Support: All	0
Action 3.2c—Maintain and continue to enforce Wildland Urban Interface (WUI) codes consistent with state and regional best practices. (NEW)	Lead: Fire Support: Community Development, Public Works, Parks & Recreation	0

<b>ACTION PLAN MATRIX</b>		
<b>STRATEGY/ACTION</b>	<b>RESPONSIBILITY</b>	<b>PRIORITY</b>
Action 3.2d—Review and update Development Standards as part of Title 18 as necessary to ensure they align with Wildland Urban Interface (WUI) codes (e.g., provide multiple access points, maintain defensive space in forested areas, and construct homes and outbuildings of fire resistant materials). (NEW)	Lead: Fire Support: Community Development, Public Works, Parks & Recreation	1
Action 3.2e—Maintain an interactive map of documented hazards (e.g. floodplain, earthquake faults, and WUI) in Carson City to help existing and prospective residents and property owners make informed decisions about potential risks. (NEW) <sup>108</sup>	Lead: Planning Support: Fire, Public Works, Parks & Recreation	1, 0
Action 3.2f—Continue efforts to educate the community about hazard risk, City versus property owner mitigation responsibilities, and the need for personal preparedness. (NEW) <sup>109</sup>	Lead: Planning Support: Fire, Public Works, Parks & Recreation	0
Action 3.2g—Consider adopting a disaster response and recovery ordinance (e.g., procedures following disasters) to streamline decision-making about rebuilding and permitting in the aftermath of a significant hazard event. (NEW) <sup>110</sup>	Lead: Planning Support: Fire, Public Works	1
Action 3.2h—Continue to implement planned improvements to public buildings and infrastructure to improve the City’s emergency preparedness, communication, response, and overall resilience in the event of hazard event. <sup>111</sup>	Lead: Fire Support: Public Works	1, 0
<b>Goal 3.3—Protect Sensitive Natural and Visual Resources</b>		
Action 3.3a—Continue to coordinate future development with the Carson River Watershed Floodplain Management Plan.	Lead: Planning Support: Parks & Recreation	0
Action 3.3b—Continue to require the identification of environmentally sensitive areas, such as wetlands, soils, hillside areas, floodplains, earthquake faults, critical wildlife habitat, and Wildland Urban Interface areas, prior to the development of detailed site plans.	Lead: Planning Support: Parks & Recreation, Fire, Public Works	0
Action 3.3c—Review and update the Hillside Development Manual to strengthen or add requirements for cluster development, grading, cut and fill slopes, retaining walls, view sheds, fencing, and other considerations that	Lead: Planning Support: Public Works	0

<sup>108</sup> Completed as part of the Master Plan Community Profile.

<sup>109</sup> Aligns with the City’s FY-2022-2026 Strategic Plan: Enhance Emergency Preparedness – Tactics e and f.

<sup>110</sup> Boulder County, Colorado is one example of a community that has adopted these procedures as part of their [land use code](#).

<sup>111</sup> Aligns with the City’s FY-2022-2026 Strategic Plan: Enhance Emergency Preparedness – Tactics a, b, c, d, g, and h.

<b>ACTION PLAN MATRIX</b>		
<b>STRATEGY/ACTION</b>	<b>RESPONSIBILITY</b>	<b>PRIORITY</b>
have the potential to negatively impact Carson City’s natural and visual resources. (NEW)		
Action 3.3d—Continue to maintain and enforce lighting controls designed to protect the City's dark skies and prevent spillover into adjacent residential neighborhoods. <sup>112</sup>	Lead: Planning Support: Code Enforcement	2
Action 3.3e—Continue to evaluate the location and design of communication facilities and equipment according to applicable regulations. <sup>113</sup>	Lead: Planning Support: Public Works	0
Action 3.3f—Develop and adopt comprehensive standards for wind, solar, and geothermal energy facilities to address considerations such as facility size, siting and screening criteria, decommissioning requirements, access, and others as applicable. (NEW)	Lead: Planning Support: None	1
Action 3.3g—Collaborate with the BLM and other participating agencies on the siting of utility scale renewable energy facilities on public lands surrounding the Urban Services Boundary. (NEW)	Lead: Planning Support: None	0
Action 3.3h—Continue to enforce signage controls for the Carson City Freeway Corridor in accordance with applicable regulations. <sup>114</sup>	Lead: Planning Support: None	0
<b>Goal 3.4—Encourage the Use of Sustainable Development Practices</b>		
Action 3.4a—In accordance with NRS 701.220, maintain and enforce current building and energy efficiency codes that establish minimum standards for the energy efficient construction and renovation of residential and commercial buildings. (NEW) <sup>115</sup>	Lead: Building Support: Planning	0
Action 3.4b—Integrate requirements for electric vehicle charging stations as part of the City’s parking regulations. (NEW)	Lead: Planning Support: Public Works	1
Action 3.4c—Continue to implement electric vehicle charging stations at public facilities as funding permits. (NEW) <sup>116</sup>	Lead: Public Works Support: Parks & Recreation	0
Action 3.4d—Continue to implement and periodically update the City’s Water Conservation Plan in accordance with NRS 540.121 through 540.151 . (NEW)	Lead: Public Works Support: Planning	0

<sup>112</sup> Title 18 Appendix: Division 1 – 1.3. Lighting Standards.

<sup>113</sup> Chapter 18.15 – Communication Facilities and Equipment.

<sup>114</sup> Title 18 Appendix: Division 4 - 4.9. Freeway-oriented Sign Standards.

<sup>115</sup> [https://energy.nv.gov/Programs/Building\\_Energy\\_Codes/](https://energy.nv.gov/Programs/Building_Energy_Codes/)

<sup>116</sup> Need input from Public Works. More to add here to clarify overall strategy for implementation of future EV charging stations?

<b>ACTION PLAN MATRIX</b>		
<b>STRATEGY/ACTION</b>	<b>RESPONSIBILITY</b>	<b>PRIORITY</b>
<b>Goal 3.5—Foster Cooperation on Master Plan Issues</b>		
Action 3.5a—Continue to consult with Lyon, Washoe, and Douglas counties on development applications that abut shared boundaries, applicable long-range plans, regional trail enhancements, and other initiatives as appropriate.	Lead: Planning Support: Public Works, Parks & Recreation	0
Action 3.5b—Continue to work with the Bureau of Land Management (BLM) and state on land disposal, transfer, or acquisition opportunities.	Lead: Planning Support: Board of Supervisors; City Manager	0
Action 3.5c—Actively participate with BLM, Senate, and Congressional delegations on periodic updates to the federal lands bill.	Lead: Board of Supervisors; City Manager Support: Planning	0
Action 3.5d—Continue to participate in long-range planning efforts, at the state and regional planning level, as appropriate.	Lead: Planning Support: Public Works, Parks & Recreation	0
Action 3.5e—Continue to collaborate with internal service departments, as well as other governmental organizations and service providers, on the annual Growth Management allocation process, and the review of major development proposals.	Lead: Planning Support: Public Works, Parks & Recreation, Fire, Police	0
Action 3.5f—Support program with NV Energy Underground Management Plan to fund underground power lines in redevelopment areas, transportation projects, and major corridor projects. <sup>117</sup> (NEW)	Lead: Public Works Support: Community Development	0

<sup>117</sup> Aligns with the City’s FY 2022-2026 Strategic Plan: Implement Best Practices – Tactic m.

<b>ACTION PLAN MATRIX</b>		
<b>STRATEGY/ACTION</b>	<b>RESPONSIBILITY</b>	<b>PRIORITY</b>
<b>CHAPTER 3: WELL-MANAGED GROWTH</b>		
<b>Goal 3.1—Promote the Efficient Use of Land, Water, and Infrastructure</b>		
Action 3.1a—Recalibrate the water model to reflect updated density and land use assumptions reflected on the Land Use Plan, and in land use policies in Chapter 10. Ensure that the model accounts for planned uses on sites identified as a priority for infill, redevelopment, or adaptive reuse.	Lead: Planning Support: Public Works	1
Action 3.1b—Continue to monitor growth trends and review the City’s growth capacity and residential allocations on an annual basis in accordance with the Carson City 1988 Growth Management Ordinance.	Lead: Planning Support: Planning Commission, All	0
Action 3.1c—Prohibit the rezoning of lands for urban development intensities outside of the Urban Services Boundary.	Lead: Planning Support: Public Works	0
Action 3.1d— Continue to review applications for proposed residential and commercial development in accordance with the Carson City 1988 Growth Management Ordinance.	Lead: Planning Support: Planning Commission, All	0
Action 3.1e—Adopt and enforce residential adjacency standards as part of Title 18 to establish clear expectations about the mechanisms that will be used to promote compatibility and connectivity between residential neighborhoods of varying intensities, and/or between non-residential or mixed-use development that abuts an existing residential neighborhoods.	Lead: Planning Support: Planning Commission, All	1
Action 3.1f—Continue to foster inter-departmental collaboration on the development of the many functional plans (e.g. transportation, water, wastewater, parks, pathways) that directly support the implementation of this Master Plan (and vice versa).	Lead: Planning Support: Planning Commission, All	0
<b>Goal 3.2—Mitigate the Potential Risk and Effect of Natural or Human-Caused Hazards on Life, Property, and Infrastructure</b>		
Action 3.2a—Continue to discourage or prohibit development in hazardous areas in accordance with applicable local, state, or federal standards.	Lead: Planning Support: All	0
Action 3.2b—Continue collaborative training and other efforts to support the implementation of the Carson City Hazard Mitigation Plan. (NEW)	Lead: Fire Support: All	0
Action 3.2c—Maintain and continue to enforce Wildland Urban Interface (WUI) codes consistent with state and regional best practices. (NEW)	Lead: Fire Support: Community Development, Public Works, Parks & Recreation	0
Action 3.2d—Review and update Development Standards as part of Title 18 as necessary to ensure they align with Wildland Urban Interface (WUI) codes	Lead: Fire	1

<b>ACTION PLAN MATRIX</b>		
<b>STRATEGY/ACTION</b>	<b>RESPONSIBILITY</b>	<b>PRIORITY</b>
(e.g., provide multiple access points, maintain defensive space in forested areas, and construct homes and outbuildings of fire resistant materials). (NEW)	Support: Community Development, Public Works, Parks & Recreation	
Action 3.2e—Maintain an interactive map of documented hazards (e.g. floodplain, earthquake faults, and WUI) in Carson City to help existing and prospective residents and property owners make informed decisions about potential risks. (NEW) <sup>108</sup>	Lead: Planning Support: Fire, Public Works, Parks & Recreation	1, 0
Action 3.2f—Continue efforts to educate the community about hazard risk, City versus property owner mitigation responsibilities, and the need for personal preparedness. (NEW) <sup>109</sup>	Lead: Planning Support: Fire, Public Works, Parks & Recreation	0
Action 3.2g—Consider adopting a disaster response and recovery ordinance (e.g., procedures following disasters) to streamline decision-making about rebuilding and permitting in the aftermath of a significant hazard event. (NEW) <sup>110</sup>	Lead: Planning Support: Fire, Public Works	1
Action 3.2h—Continue to implement planned improvements to public buildings and infrastructure to improve the City’s emergency preparedness, communication, response, and overall resilience in the event of hazard event. <sup>111</sup>	Lead: Fire Support: Public Works	1, 0
<b>Goal 3.3—Protect Sensitive Natural and Visual Resources</b>		
Action 3.3a—Continue to coordinate future development with the Carson River Watershed Floodplain Management Plan.	Lead: Planning Support: Parks & Recreation	0
Action 3.3b—Continue to require the identification of environmentally sensitive areas, such as wetlands, soils, hillside areas, floodplains, earthquake faults, critical wildlife habitat, and Wildland Urban Interface areas, prior to the development of detailed site plans.	Lead: Planning Support: Parks & Recreation, Fire, Public Works	0
Action 3.3c—Review and update the Hillside Development Manual to strengthen or add requirements for cluster development, grading, cut and fill slopes, retaining walls, view sheds, fencing, and other considerations that have the potential to negatively impact Carson City’s natural and visual resources. (NEW)	Lead: Planning Support: Public Works	0

<sup>108</sup> Completed as part of the Master Plan Community Profile.

<sup>109</sup> Aligns with the City’s FY-2022-2026 Strategic Plan: Enhance Emergency Preparedness – Tactics e and f.

<sup>110</sup> Boulder County, Colorado is one example of a community that has adopted these procedures as part of their [land use code](#).

<sup>111</sup> Aligns with the City’s FY-2022-2026 Strategic Plan: Enhance Emergency Preparedness – Tactics a, b, c, d, g, and h.

<b>ACTION PLAN MATRIX</b>		
<b>STRATEGY/ACTION</b>	<b>RESPONSIBILITY</b>	<b>PRIORITY</b>
Action 3.3d—Continue to maintain and enforce lighting controls designed to protect the City's dark skies and prevent spillover into adjacent residential neighborhoods. <sup>112</sup>	Lead: Planning Support: Code Enforcement	2
Action 3.3e—Continue to evaluate the location and design of communication facilities and equipment according to applicable regulations. <sup>113</sup>	Lead: Planning Support: Public Works	0
Action 3.3f—Develop and adopt comprehensive standards for wind, solar, and geothermal energy facilities to address considerations such as facility size, siting and screening criteria, decommissioning requirements, access, and others as applicable. (NEW)	Lead: Planning Support: None	1
Action 3.3g—Collaborate with the BLM and other participating agencies on the siting of utility scale renewable energy facilities on public lands surrounding the Urban Services Boundary. (NEW)	Lead: Planning Support: None	0
Action 3.3h—Continue to enforce signage controls for the Carson City Freeway Corridor in accordance with applicable regulations. <sup>114</sup>	Lead: Planning Support: None	0
<b>Goal 3.4—Encourage the Use of Sustainable Development Practices</b>		
Action 3.4a—In accordance with NRS 701.220, maintain and enforce current building and energy efficiency codes that establish minimum standards for the energy efficient construction and renovation of residential and commercial buildings. (NEW) <sup>115</sup>	Lead: Building Support: Planning	0
Action 3.4b—Integrate requirements for electric vehicle charging stations as part of the City's parking regulations. (NEW)	Lead: Planning Support: Public Works	1
Action 3.4c—Continue to implement electric vehicle charging stations at public facilities as funding permits. (NEW) <sup>116</sup>	Lead: Public Works Support: Parks & Recreation	0
Action 3.4d—Continue to implement and periodically update the City's Water Conservation Plan in accordance with NRS 540.121 through 540.151 . (NEW)	Lead: Public Works Support: Planning	0

<sup>112</sup> Title 18 Appendix: Division 1 – 1.3. Lighting Standards.

<sup>113</sup> Chapter 18.15 – Communication Facilities and Equipment.

<sup>114</sup> Title 18 Appendix: Division 4 - 4.9. Freeway-oriented Sign Standards.

<sup>115</sup> [https://energy.nv.gov/Programs/Building\\_Energy\\_Codes/](https://energy.nv.gov/Programs/Building_Energy_Codes/)

<sup>116</sup> Need input from Public Works. More to add here to clarify overall strategy for implementation of future EV charging stations?

<b>ACTION PLAN MATRIX</b>		
<b>STRATEGY/ACTION</b>	<b>RESPONSIBILITY</b>	<b>PRIORITY</b>
<b>Goal 3.5—Foster Cooperation on Master Plan Issues</b>		
Action 3.5a—Continue to consult with Lyon, Washoe, and Douglas counties on development applications that abut shared boundaries, applicable long-range plans, regional trail enhancements, and other initiatives as appropriate.	Lead: Planning Support: Public Works, Parks & Recreation	0
Action 3.5b—Continue to work with the Bureau of Land Management (BLM) and state on land disposal, transfer, or acquisition opportunities.	Lead: Planning Support: Board of Supervisors; City Manager	0
Action 3.5c—Actively participate with BLM, Senate, and Congressional delegations on periodic updates to the federal lands bill.	Lead: Board of Supervisors; City Manager Support: Planning	0
Action 3.5d—Continue to participate in long-range planning efforts, at the state and regional planning level, as appropriate.	Lead: Planning Support: Public Works, Parks & Recreation	0
Action 3.5e—Continue to collaborate with internal service departments, as well as other governmental organizations and service providers, on the annual Growth Management allocation process, and the review of major development proposals.	Lead: Planning Support: Public Works, Parks & Recreation, Fire, Police	0
Action 3.5f—Support program with NV Energy Underground Management Plan to fund underground power lines in redevelopment areas, transportation projects, and major corridor projects. <sup>117</sup> (NEW)	Lead: Public Works Support: Community Development	0

<sup>117</sup> Aligns with the City’s FY 2022-2026 Strategic Plan: Implement Best Practices – Tactic m.

<b>CHAPTER 4: ACCESS TO OPEN LANDS AND RECREATIONAL OPPORTUNITIES</b>		
<b>Goal 4.1—Enhance the City’s Parks and Open Space Network<sup>118</sup></b>		
Action 4.1a—Conduct a comprehensive update of the 2006 Parks and Recreation Master Plan to include: 1) an assessment of existing parks and recreation facility needs and community preferences; 2) a fiscally-constrained set of priorities for maintenance and improvements, and 3) a list of “as feasible” priorities that may be implemented through grant-funding or collaborative efforts with other agencies, non-profits, or volunteer organizations. <sup>119</sup> (NEW)	Lead: Parks & Recreation Support: Planning, Public Works	1
Action 4.1b—Continue to reinvest in established parks and recreation facilities, leveraging the proceeds of the Residential Construction Tax (RTC) and Quality of Life Initiative in conjunction with grant funding and other supplemental measures as feasible.	Lead: Parks & Recreation Support: Planning, Public Works	0
Action 4.1c—Continue to utilize Landscape Maintenance Districts (LMDs) as a mechanism to provide a sustainable source of funding for the maintenance of new parks. (NEW)	Lead: Parks & Recreation Support: Planning, Public Works	0
<b>Goal 4.2— Improve Access to Recreation at a Neighborhood Level<sup>120</sup></b>		
Action 4.2a—Continue to pursue opportunities to enhance infrastructure and facilities at the Carson City Community Center as needed. <sup>121</sup>	Lead: Parks & Recreation Support: Planning	0
Action 4.2b—Identify opportunities for the incorporation of park facilities as part of new developments commensurate with development intensity and identified need, consistent with the City’s adopted standards.	Lead: Parks & Recreation Support: Planning	0
Action 4.2c—Focus new neighborhood parks and trail improvements in established areas of the community that are currently underserved or in planned/developing neighborhoods (e.g., Lompa Ranch SPA) that will be underserved as the result of future infill/redevelopment.	Lead: Parks & Recreation Support: Planning	0
Action 4.2d—Continue to explore opportunities for cooperative park development in the northern quadrant of the City, where there is a sustainable funding source for maintenance of new parks. <sup>122</sup>	Lead: Parks & Recreation Support: Planning	0

<sup>118</sup> New.

<sup>119</sup> Need input the framing and timing of this action. We recognize that some of this has been happening on an ongoing basis, but don’t want the assumption to be that the updated Master Plan negates the need to revisit the details of the system with the community at some point in the future.

<sup>120</sup> Former Goal 4.1.

<sup>121</sup> Are there additional improvements needed/planned following the recent theater renovation, ADA improvements, and permanent parking lot construction?

<sup>122</sup> This is a carryover action with updates to reflect funding limitations. Not sure if it’s still relevant?

<b>Goal 4.3—Expand the City’s Capacity and Excellence in Community-Wide Recreation Facilities and Programs<sup>123</sup></b>		
Action 4.3a—Continue to adapt the City’s recreational facilities and programs to meet the changing needs and preferences of the community, based on public input and available resources. (NEW)	Lead: Parks & Recreation Support: Planning	0
Action 4.3b—Continue to seek opportunities to enhance sports complexes and indoor facilities convenient to all major quadrants of the city.	Lead: Parks & Recreation Support: Planning	0
Action 4.3c—Continue to collaborate with non-profit organizations and other potential recreation partners to improve, operate, and maintain parks, trails, open spaces, and recreational facilities through shared-use or cost-sharing agreements.	Lead: Parks & Recreation Support: Finance	0
<b>Goal 4.4—Promote the Preservation of and Access to State and Federal Lands as a Community Amenity<sup>124</sup></b>		
Action 4.4a—Continue to coordinate with the BLM to ensure that its Urban Interface Plan is consistent with the Land Use Map.	Lead: Planning Support: Parks & Recreation	0
Action 4.4b—Continue to coordinate with the BLM on and monitor future land transfer opportunities, particularly within the Urban Services Boundary.	Lead: Planning Support: Parks & Recreation	0
<b>CHAPTER 5: ECONOMIC VITALITY</b>		
<b>Goal 5.1—Promote a Collaborative Approach to Economic Development<sup>125</sup></b>		
Action 5.1a— Establish an Economic Development Strategy for Carson City that defines economic development roles and responsibilities in coordination with state and regional partners, identifies target industries, and articulates near-term priorities to support the implementation of this Master Plan. Align the Economic Development Strategy with periodic updates to the City’s 5-year Strategic Plan to support implementation. (NEW)	Lead: City Manager Development Support: Planning; Business	1
Action 5.1b—Expand and maintain staffing capacity to support city-led economic development initiatives, as identified in this Master Plan and the City’s 5-year Strategic Plan, as amended.	Lead: City Manager Support: Community Development	1
Action 5.1c—Complete a comprehensive review and update of Title 18 and the Development Standards (building on efforts that are currently	Lead: Planning	1

<sup>123</sup> Former Goal 4.2

<sup>124</sup> Former Goal 1.3.

<sup>125</sup> Former Goal 5.7

underway) to ensure they are in alignment with the goals and policies of this Master Plan. (NEW)	Support: Public Works; Parks & Recreation	
Action 5.1d—Conduct an analysis of the City’s current development and permitting fees and update as needed to ensure the City’s fees and delivery costs are in line with other communities in the region. (NEW)	Lead: Planning Support:	1
Action 5.1e—Leverage, wherever possible, statewide economic development efforts to help attract business investment to Carson City and promote the benefits of the region.	Lead: Business Development Support: Planning	0
Action 5.1f—Continue to collaborate with surrounding counties on economic development strategies through the City’s membership on the Western Nevada Development District board.	Lead: Business Development Support: Planning	0
Action 5.1g—Prioritize investments in infrastructure and public services through the continued development of the City’s Asset Management Program, and through alignment with RTC projects, annual growth management activities, and long-term modeling to ensure adequacy of planned improvements. (NEW)	Lead: Public Works Support: Community Development; RTC	0
<b>Goal 5.2—Maintain and Enhance Carson City’s Primary Job Base<sup>126</sup></b>		
Action 5.2a—Protect long-term opportunities for the retention and expansion of the City’s employment base by limiting the conversion of industrially-zoned land to other uses. (NEW)	Lead: City Manager Support: Community Development, Public Works, Parks & Recreation	0
Action 5.2b—Continue to coordinate the City’s ongoing planning efforts and Land Use Map with major employers where applicable to ensure compatibility with their facility master plans and expansion efforts.	Lead: Community Development Public Works, Parks & Recreation Support: City Manager	0
Action 5.2c—Implement retention initiatives, such as workforce development programs and business advisory services, along with expansion incentives like streamlined permitting and tax abatements, to support established employers.	Lead: City Manager Support: Community Development	0
Action 5.2d—Foster public-private partnerships between the City, local educational facilities, and private businesses to cultivate new opportunities for current and future employers in the community; promote activities that have the potential to update the skill and wage levels of the City’s resident labor force; and address workforce challenges.	Lead: City Manager Support: Community Development	0

<sup>126</sup> Former Goal 5.1

Action 5.2e—Use available State resources and implement City-based regulatory, financial, and/or process-oriented incentives to foster diverse economic growth and create a supportive environment for existing businesses and entrepreneurial opportunities. <sup>127</sup>	Lead: Community Development Support: City Manager	0
Action 5.2f—Identify, develop, and enhance multiple industrial specializations and improve opportunities for productive employment in key sectors.	Lead: Community Development Support: City Manager	0
Action 5.2g— Ensure a diversity of ready-to-build sites with essential infrastructure and services, enhance redevelopment areas, consider the formation of improvement districts where appropriate, and maximize available economic development tools to meet the demands of growing and targeted industries.	Lead: Community Development Support: Public Works	0
Action 5.2h—Support ongoing investments in Airport facilities and services to attract additional investment to the airport area. <sup>128</sup> (NEW)	Lead: Airport Authority Support: City Manager	1
Action 5.2i—Encourage the development of airport-related commercial uses that will increase the City’s visibility and marketability as a destination for tourists and recreational aviators.	Lead: Airport Authority Support: Planning	0
<b>Goal 5.3—Recognize and Adapt to the Impact of Technology on Work and Workforce Patterns<sup>129</sup></b>		
Action 5.3a—Evaluate current allowances for home-based occupations and live/work units in Title 18 and consider expanding, provided impacts on neighborhoods can be mitigated through use-specific standards.	Lead: Planning Support: Planning Commission	0
Action 5.3b—Pursue options to bring enhanced broadband service to better support the local community and to increase economic growth. (NEW) <sup>130</sup>	Lead: Information Technology Support: City Manager	1
<b>Goal 5.4—Promote the Diversification of the Retail Service Base<sup>131</sup></b>		
Action 5.4a—Establish baseline retail sales data to understand the diversity of retail sales activity in Carson City and the types of retail leakage that are occurring. Update sales data on an annual basis and make it available to the public.	Lead: Planning Support: City Manager	1, 0

<sup>127</sup> Builds from the City’s FY-2022-2026 Strategic Plan: Promote Businesses – Tactic e.

<sup>128</sup> Aligns with the City’s FY-2022-2026 Strategic Plan: Promote Community Assets – Tactics b, c, d, and e.

<sup>129</sup> Former Goal 5.2

<sup>130</sup> Aligns with the City’s FY-2022-2026 Strategic Plan: Meet Community Infrastructure Needs – Tactic b.

<sup>131</sup> Former Goal 5.2.

Action 5.4b—Develop a marketing strategy designed to attract and retain new retailers to Carson City.	Lead: City Manager Support: Planning	1
Action 5.4c—Promote economic development activity that reduces retail leakages.	Lead: City Manager Support: Planning	0
<b>Goal 5.5—Promote Revitalization and Reinvestment in Underutilized Areas<sup>132</sup></b>		
Action 5.4a—Use available Redevelopment and grant funds to develop a five-year plan for Redevelopment expenditures and establish programs to retain existing businesses and stimulate new investments. (NEW) <sup>133</sup>	Lead: Community Development Support: Public Works	0
Action 5.4b—Review existing redevelopment area boundaries periodically and adjust, as needed, to support the redevelopment objectives of this Master Plan.	Lead: Community Development Support: Public Works	0
Action 5.4c—Construct infrastructure, parking lot, and sidewalk improvements to improve access to businesses in Redevelopment areas using available Redevelopment and grant funds. <sup>134</sup> (NEW)	Lead: Community Development Support: Public Works	0
<b>Goal 5.6—Promote Fiscal and Economic Health<sup>135</sup></b>		
Action 5.6a—To the extent of the City’s control, maintain a balanced revenue system that is competitive for business and residential investment.	Lead: City Manager Support: Community Development	0
Action 5.6b—Recognize the unique nature of Nevada’s tax system and promote economic development alternatives that result in a net positive fiscal impact for the City.	Lead: City Manager Support: Community Development	0
<b>Goal 5.7—Promote the City’s Assets as Economic Development Tools<sup>136</sup></b>		
Action 5.7a—Continue to provide promotional materials to the Carson City Culture and Tourism Authority that highlight the City’s varied assets, and share with target markets or specific companies considering relocating to Carson City.	Lead: Business Development, Parks & Recreation Lead: Visit Carson City-CTA	0

<sup>132</sup> Former Goal 5.9.

<sup>133</sup> Aligns with the City’s FY-2022-2026 Strategic Plan: Promote Businesses – Tactic a.

<sup>134</sup> Aligns with the City’s FY-2022-2026 Strategic Plan: Promote Businesses – Tactic b.

<sup>135</sup> Former Goal 5.8.

<sup>136</sup> Former Goal 5.5

Action 5.7b—Host a special events calendar that focuses on events that generate out-of-the-area visitors and coordinate with the Chamber of Commerce on the locals/community calendar of events. <sup>137</sup> (NEW)	Lead: Visit Carson City-CTA Support: Chamber of Commerce	1, 0
Action 5.7c—Analyze number and types of events for impacts on City infrastructure and reinvest in aging infrastructure to attract special events and tourism to Carson City <sup>138</sup> (NEW)	Lead: Parks & Recreation, Public Works Support: Visit Carson City-CTA	1, 0
Action 5.7e—Explore the possibility of a stand-alone convention center. (NEW) <sup>139</sup>	Lead: City Manager Support: All	1
<b>CHAPTER 6: VIBRANT DOWNTOWN AND GATEWAY CORRIDORS</b>		
<b>Goal 6.1—Enhance the Safety, Functionality, and Appearance of Gateway Corridors</b>		
Action 6.1a—Continue to implement Complete Streets improvements for City-owned portions of North Carson Street and East William Street with the goal of improving the entire length of each corridor and establishing a seamless connection to Downtown Carson City.	Lead: Public Works Support: Community Development, All	0
Action 6.1b—Develop an area plan for the Highway 50 Corridor to establish a coordinated vision and corridor-specific policies for land use, access management, multi-modal transportation, signage, and other considerations, as appropriate. Adopt supporting regulations as appropriate to implement the plan [See also, Action 6.1e.]	Lead: Public Works Support: NDOT, Community Development, All	2
Action 6.1c—Review and update access and connectivity requirements in Title 18 to support Complete Streets objectives and enhance multi-modal connectivity between gateway corridors and adjacent uses as infill and redevelopment	Lead: Public Works Support: Community Development	1
Action 6.1d—Collaborate with property owners and the development community on opportunities to consolidate driveway access points or implement other strategies that would improve the safety and functionality of gateway corridors as development proposals are brought forward.	Lead: Public Works Support: Community Development	1
Action 6.1e—Develop and adopt streetscape, signage, and access management standards as part of Title 18 for private properties with frontages that abut Highway 50. Incorporate requirements for native or drought-tolerant landscaping, pedestrian- and bicycle-connectivity, and site planning strategies that will promote the implementation of a cohesive and attractive appearance along gateway corridors over time. (NEW)	Lead: Planning Support: Public Works, Parks & Recreation	1

<sup>137</sup> Aligns with the City’s FY-2022-2026 Strategic Plan: Promote Community Assets – Tactic a.

<sup>138</sup> Aligns with the City’s FY-2022-2026 Strategic Plan: Meet Community Infrastructure Needs – Tactic c.

<sup>139</sup> Aligns with the City’s FY-2022-2026 Strategic Plan: Promote Businesses – Tactic c.

<p>Action 6.1f—Consider the need for additional Neighborhood Improvement Districts and/or Landscape Improvement Districts to help fund ongoing maintenance of streetscape, wayfinding signage, landscaping, or other public improvements that benefit businesses and property owners in a defined area. (NEW)</p>	<p>Lead: Planning Support: City Manager</p>	<p>1</p>
<p><b>Goal 6.2—Facilitate the Revitalization of Vacant and Underutilized Properties</b></p>		
<p>Action 6.2a—Establish a redevelopment champion (through the reallocation of existing staffing or by creating a new position) within the City to promote redevelopment and revitalization goals, foster relationships with business and property owners, pursue grants, manage public/private partnerships (as applicable), and generally serve as a resource for other City departments on Economic Development initiatives. (NEW)</p>	<p>Lead: Community Development Support: All</p>	<p>1</p>
<p>Action 6.2b—Increase community awareness to enforce City ordinances when properties are not maintained to prevent erosion of property values and quality of life.<sup>140</sup> (NEW)</p>	<p>Lead: Code Enforcement Support: Community Development, All</p>	<p>0</p>
<p>Action 6.2c—Review and update commercial, office, and mixed-use zone districts in Title 18 as necessary to align with Master Plan goals and policies and land use categories, and allow desired uses by right. This process should consider:</p> <ul style="list-style-type: none"> <li>▪ Allowed uses and the overall mix of uses desired in Corridor Mixed-Use and Downtown Mixed-Use areas;</li> <li>▪ Dimensional standards that allow for compact, urban development (e.g., height, lot coverage, and setbacks);</li> <li>▪ Use-specific and adjacency standards to address the siting of more intensive uses in a corridor or Downtown setting, and to address potential impacts on established neighborhoods; and</li> <li>▪ Regulatory incentives, such as density or height bonuses, or parking reductions, for the incorporation of higher-density housing or other community benefits.</li> </ul> <p>(NEW)</p>	<p>Lead: Planning Support: Public Works, Parks &amp; Recreation</p>	<p>1</p>
<p>Action 6.2d—Evaluate infrastructure needs for priority sites to support planned uses and development intensities. Explore a range of cost sharing strategies to support necessary improvements and incentivize redevelopment or adaptive reuse. (NEW)</p>	<p>Lead: Public Works Support: Community Development; RTC</p>	<p>0</p>
<p>Action 6.2e—Prioritize investments in infrastructure and public services along gateway corridors and in Downtown to support the redevelopment or adaptive reuse of vacant or underutilized properties. (NEW)</p>	<p>Lead: Public Works Support: Planning</p>	<p>0</p>

<sup>140</sup> Aligns with the City’s FY-2022-2026 Strategic Plan: Foster Community Collaboration – Tactic a.

Action 6.2f—Consider establishing a new redevelopment district and façade improvement program along North Carson Street. (NEW)	Lead: Planning Support: Public Works, Parks & Recreation	1
Action 6.2g—Explore property and business owner interest in developing a coordinated branding strategy, area plan, and/or Neighborhood Improvement District for portions of individual corridors. Establish a strategy to complete each segment based on input received. (NEW)	Lead: Business Development Support: Planning	2
Action 6.2h—Engage the owners of vacant properties to gauge their overall interest in redevelopment or adaptive reuse; potential barriers; and anticipated timing. Develop a short list of possible catalyst sites based on input received and conduct a preliminary feasibility analysis. (NEW)	Lead: Planning Support: City Manager	1
Action 6.2h—Consider establishing a vacant building inventory and explore possible strategies within state law to disincentivize long-term vacancies. (NEW)	Lead: Planning Support: Business Development	1
<b>Goal 6.3—Promote the Ongoing Revitalization of Downtown<sup>141</sup></b>		
Action 6.3a—Continue to fund the façade improvement program through the Redevelopment Authority. Conduct outreach to property and business owners to increase awareness and use of the program. (NEW)	Lead: Planning Support: Community Development	0
Action 6.3c—Engage major Downtown property owners to gauge their overall interest in redevelopment or adaptive reuse; potential barriers; anticipated timing. Develop a short list of possible catalyst sites based on input received and conduct a preliminary feasibility analysis. (NEW)	Lead: Planning Support: City Manager	1
Action 6.3c—Explore property and business owner interest in developing a coordinated branding strategy, area plan, and/or Neighborhood Improvement District for the Urban Mixed-Use or Neighborhood Transition character areas in Downtown. (NEW)	Lead: Business Development Support: Planning	1
Action 6.3d—Continue to support the efforts of the Carson City Downtown Business Association (DBA) to promote events and activities that support local businesses, attract tourism, and generally enhance the vibrancy of Downtown.	Lead: Business Development Support: Planning	1

<sup>141</sup> Former Goals 5.6 and 8.1

<b>CHAPTER 7: LIVABLE NEIGHBORHOODS</b>		
<b>Goal 7.1—Expand Housing Options to Meet the Needs of Existing and Future Residents and Workers of All Ages, Abilities, and Income Levels<sup>142</sup></b>		
<p>Action 7.1a—Review and update residential and mixed-use zone districts in Title 18 as necessary to align with Master Plan goals and policies and land use categories and to ensure the full spectrum of desired housing types are allowed by right in the locations called for by the plan. This process should consider:</p> <ul style="list-style-type: none"> <li>▪ Potential updates to housing definitions for consistency with NRS, and to more clearly distinguish group homes and “missing middle” housing types (e.g., duplexes, triplexes, quadplexes, and townhomes) from single family detached and multifamily buildings;</li> <li>▪ Expanded allowances for attached dwellings and manufactured housing (distinct from mobile homes) where appropriate;</li> <li>▪ Evaluation of dimensional standards and densities;</li> <li>▪ Evaluation of allowed uses and accessory uses to support the desired characteristics of individual land use categories, and to ensure compliance with the Fair Housing Act;</li> <li>▪ Expanded allowances for non-traditional households; and</li> <li>▪ Integration of zone district diagrams to illustrate the parameters and desired housing types in each district.</li> </ul> <p>(NEW)</p>	<p>Lead: Planning Support: Building</p>	<p>1</p>
<p>Action 7.1b—Update existing/proposed standards for ‘guest building development’ to define and address both attached and detached ‘accessory dwelling units (ADUs).’ As part of these updates, consider: 1) removing tenancy limitations to provide opportunities for units to be rented out; 2) expanding ADU allowances to multifamily and mixed-use districts (where ADUs can be accommodated above detached garage banks that serve apartment or condominium buildings; and 3) eliminating the need for a separate water and sewer connection to reduce potential cost barriers to the construction of new ADUs. (NEW)<sup>143</sup></p>	<p>Lead: Planning Support: Building</p>	<p>2</p>
<p>Action 7.1c—Adopt regulatory incentives to encourage the construction of homes that meet universal design or visitability principles to facilitate aging-in-place, accommodating older residents and others with mobility limitations or disabilities, as a percentage of the total number of units in larger residential projects. (NEW)</p>	<p>Lead: Planning Support: Building</p>	<p>1</p>
<p>Action 7.1d— Promote variety and visual interest in the design of new residential development through the incorporation of well-articulated building facades, clearly defined entrances and pedestrian connections,</p>	<p>Lead: Planning Support: Building</p>	<p>0</p>

<sup>142</sup> Combine former Goals 2.2 and 9.1

<sup>143</sup> This is an ongoing conversation.

landscaping, and other features as consistent with the City’s Development Standards.		
Action 7.1e—Establish regulatory incentives, such as density or height bonuses, or parking reductions, for the incorporation of higher-density housing along major gateway corridors.	Lead: Planning	1
<b>Goal 7.2—Support the Retention and Expansion of Affordable and Housing Options within the Community<sup>144</sup></b>		
Action 7.2a—Prioritize applying for available grant funding, in collaboration with local housing partners, to retain and rehabilitate existing, income-restricted affordable housing.	Lead: Planning Support: Building	2
Action 7.2b—Evaluate ways to partner with affordable housing developers to increase affordable housing units. (NEW) <sup>145</sup>	Lead: Planning Support: City Manager	1
Action 7.2c—Establish and maintain an inventory of public lands, including state or federal disposal sites and City-owned properties within the Urban Services Boundary that may be suitable for affordable housing development. Make this inventory available to potential partners.	Lead: Planning Support: Public Works	1
Action 7.2d—Continue to collaborate with local agencies and organizations and neighboring jurisdictions to expand programs and resources aimed at preventing homelessness and providing supportive and assisted housing options for vulnerable populations, including the elderly, individuals with drug or alcohol addiction, and those transitioning away from homelessness.	Lead: Planning Support: Building, Fire, Carson City Health and Human Services	0
Action 7.2d—Provide transitional housing and ancillary services for Specialty Court Programs and Human Services, including opportunities to obtain units through City-partnered affordable housing projects. <sup>146</sup> (NEW)	Lead: Justice/Municipal Court/Health Support:	0
Action 7.2e—Continue to employ a coordinated Motel Inspection Program and safety inspections of rental units as a means to enforce length-of-stay limits and ensure compliance with applicable building and fire codes. (NEW)	Lead: Code Enforcement Support: Building Fire, Carson City Health and Human Services	0
Action 7.2f—Develop an approach to incentivize the conversion of non-conforming short-term occupancy units to permanent housing in accordance with adopted building and fire codes. Prioritize the conversion	Lead: Code Enforcement Support: Building, Fire, Carson City	0

<sup>144</sup> Former Goal 9.2

<sup>145</sup> Aligns with the City’s FY-2022-2026 Strategic Plan: Quality of Life and Community – Tactic f.

<sup>146</sup> Aligns with the City’s FY-2022-2026 Strategic Plan: Quality of Life and Community – Tactic f.

of properties with a history of code enforcement violations or complaints. (NEW) <sup>147</sup>	Health and Human Services	
Action 7.2f—Maintain an inventory of local, state, and federal housing programs, grants, and agencies available to assist with housing needs on the City’s website. (NEW)	Lead: Health and Human Services	0
<b>Goal 7.3—Maintain the Quality, Character, and Livability of Established Neighborhoods<sup>148</sup></b>		
Action 7.3a—Establish and adopt infill design standards as part of Title 18 updates applicable to infill within established neighborhoods and larger infill projects that abut established neighborhoods, in accordance with land use policies for residential neighborhoods in Chapter 10. (NEW)	Lead: Planning Support: Public Works, Parks and Recreation	1
Action 7.3b—Consider establishing a modest dedicated fund for neighborhood-led improvements (e.g. street tree replacement, establishing a community garden, installing signs to reinforce the identity of individual neighborhoods, completing a trail connection) to improve safety and quality of life in established neighborhoods. Establish eligibility criteria and an application process, and solicit input from eligible neighborhoods on an annual basis.	Lead: Planning Support: Public Works, Parks and Recreation	2
Action 7.3c—Develop strategies and incentives such as low-cost loans and design assistance programs to increase home ownership opportunities and promote regular home maintenance and renovation.	Lead: Planning Support: Building	1
<b>Goal 7.4—Promote Reinvestment in Declining Neighborhoods<sup>149</sup></b>		
Action 7.4a—Maintain a current inventory of housing rehabilitation, weatherization, and other programs and resources that are available to fixed-income or elderly households in Carson City. Make the information available on the Housing page.	Lead: Planning Support: Nevada Rural Housing Authority	0
Action 7.4b—Review and update current nonconformities language as part of broader updates to Title 18 to allow greater flexibility in modifying legally non-conforming properties. (NEW)	Lead: Planning Support: Public Works	2
Action 7.4c—Establish and maintain an inventory of vacant and underutilized properties (in the form of an interactive map) that may be suitable for infill or targeted redevelopment where consistent with the Land Use Plan. <sup>150</sup> (NEW)	Lead: Planning Support: Public Works	1

<sup>147</sup> Reflects ongoing effort.

<sup>148</sup> Former Goal 9.3

<sup>149</sup> New

<sup>150</sup> In process. This will be completed as part of the Master Plan update.

Action 7.4d—Increase community awareness to enforce City ordinances when properties are not maintained to prevent erosion of property values and quality of life. (NEW) <sup>151</sup>	Lead: Code Enforcement Support: Community Development, All	0
Action 7.4e—Consider legal and regulatory measures to return vacant and dilapidated properties to productive use, including the use of auctions of tax-defaulted properties, demolition of neglected properties, vacant building registration programs, and expanded use permissions for long-vacant or underutilized structures. (NEW)	Lead: Code Enforcement Support: Community Development, All	1
<b>CHAPTER 8: UNIQUE HISTORY AND CULTURE</b> <sup>152</sup>		
<b>Goal 8.1—Protect and Preserve Carson City’s Historic and Cultural Resources</b> <sup>153</sup>		
Action 8.1a—Continue to fund and utilize the Façade Improvement Fund as a localized tool to encourage the rehabilitation of historic buildings in and around Downtown. Increase awareness of state and federal grants, tax incentives, and other financial incentives available to support the rehabilitation and reuse of historic buildings.	Lead: Planning Support: HRC	0
Action 8.1b—Continue to review rehabilitation and renovation proposals for compliance with adopted Historic District standards.	Lead: Planning Support: HRC	0
Action 8.1c—Continue to maintain an inventory and interactive map of historic and cultural resources on the City’s website. <sup>154</sup>	Lead: Planning Support: HRC	0
Action 8.1d—Continue to expand and refine the City’s historic and cultural resources inventory to incorporate updated information about previously documented resources, distinguish between resources that are listed vs. potentially eligible to be listed, and develop a mechanism to identify and rank historic-age properties from the more recent past. (NEW)	Lead: Planning Support: State Historic Preservation Office (SHPO)	0
Action 8.1e—Review and update the City’s Historic District standards (Division 5 of Title 18) as needed to reflect national best practices related to the integration of sustainability and resilience considerations into the rehabilitation process (e.g., flexibility for solar, alternative materials). (NEW)	Lead: Planning Support: Building	1
<b>Goal 8.2—Promote Tourism Activities and Amenities that Highlight the City’s Historic and Cultural Resources</b> <sup>155</sup>		

<sup>151</sup> Aligns with the City’s FY-2022-2026 Strategic Plan: Foster Community Collaboration – Tactic a.

<sup>152</sup> Need input from HRC and others.

<sup>153</sup> Former Goal 10.1

<sup>154</sup> A draft map of [historic and cultural resources](#) was included as part of the draft Master Plan Community Profile. Need input from HRC and others to ensure that it is complete.

<sup>155</sup> Former Goal 5.4

Action 8.2a—Continue to work with the Culture and Tourism Authority, Visit Carson City, and others to expand heritage tourism opportunities, such as the Kit Carson Trail, Downtown historic tours, interpretive signage, etc. (NEW)	Lead: Planning Support: HRC, Visit Carson City-CTA	0
Action 8.2b—Integrate historic preservation considerations into other City plans and initiatives as applicable.	Lead: Planning Support: All	0
Action 8.2c—Collaborate with Visit Carson City and others to track the economic benefits of heritage tourism in Carson City and the broader region. Disseminate the results to the Chamber of Commerce, Downtown Business Association, and other organizations to help promote heritage tourism.	Lead: Planning Support: HRC, Visit Carson City-CTA	2
Action 8.2d—Support the implementation of actions identified to support Goal 5.7—Promote the City’s Assets as Economic Development Tool.	Lead: Planning Support: All	0
<b>Goal 8.3—Support the Expansion of Arts and Cultural Programs, Events, Destinations, and Initiatives<sup>156</sup></b>		
Action 8.3a—Continue to support the implementation of the Arts & Cultural Master Plan and implement performance measures. <sup>157</sup>	Lead: City Manager, Planning Support: Visit Carson City-CTA	0
Action 8.3b—Integrate public art into gateway improvements (corridor), parks, and other capital projects. <sup>158</sup>	Lead: City Manager Support: Visit Carson City-CTA, Public Works	0

<sup>156</sup> New to aligns with [2022-2026 Arts and Culture Strategic Plan](#).

<sup>157</sup> Aligns with the City’s FY-2022-2026 Strategic Plan. Engage Arts & Cultural Assets – Tactic b.

<sup>158</sup> Aligns with the City’s FY-2022-2026 Strategic Plan. Engage Arts & Cultural Assets – Tactic e.

<b>CHAPTER 9: A CONNECTED CITY</b>		
<b>Goal 9.1—Establish a Safe and Efficient Multi-Modal Transportation System for All Users<sup>159</sup></b>		
Action 9.1a— Continue to coordinate with the Carson Area Metropolitan Planning Organization, Nevada Department of Transportation, Regional Transportation Commission, adjacent counties, and other partners on transportation issues.	Lead: Transportation Support: Planning	O
Action 9.1b—Coordinate ongoing road improvement projects with recommendations contained in the City’s Unified Pathways Master Plan as appropriate to promote the most efficient use of rights-of-way and resources.	Lead: Transportation Support: Public Works, Parks & Recreation	O
Action 9.1c—Increase funding for street maintenance; work in partnership with residents and businesses to develop long-term solutions to fund road maintenance. <sup>160</sup> (NEW)	Lead: Public Works Support: Planning	O
Action 9.1d—Implement processes that will result in a sustainable improvement in transportation system performance, as identified in the Carson Area Transportation System Management Plan. <sup>161</sup> (NEW)	Lead: Public Works Support: Planning	O
Action 9.1e—Identify, prioritize, and fund projects that include upgrades to pedestrian safety infrastructure. <sup>162</sup> (NEW)	Lead: Transportation Support: Public Works, Planning	O
Action 9.1g—Incorporate the City’s Complete Streets Policy standards into all City- or privately-funded projects on streets under the jurisdiction of Carson City and the Regional Transportation Commission. <sup>163</sup> (NEW)	Lead: Transportation Support: Public Works, Planning	O
<b>Goal 9.2—Coordinate Land Use and Transportation Decisions to Support the Use of Alternative Modes of Transportation<sup>164</sup></b>		
Action 9.2a—Conduct periodic updates to the City’s transportation model based on future development projections to ensure the feasibility of development patterns portrayed on the Land Use Map.	Lead: Transportation Support: Planning	O
Action 9.2b—Coordinate the review of development proposals with local transit providers and the Regional Transportation Commission as appropriate to respond to existing and planned transit service.	Lead: Planning Support: Transportation	O

<sup>159</sup> Former Goal 11.1

<sup>160</sup> Aligns with the City’s FY-2022-2026: Meet Community Infrastructure Needs – Tactic a.

<sup>161</sup> Align with the City’s FY-2022-2026: Meet Community Infrastructure Needs – Tactic h.

<sup>162</sup> Aligns with the City’s FY-2022-2026: Maintain Safe Facilities and Infrastructure – Tactic c, Section 9.2 of the CAMPO Local Road Safety Plan, and the 2024 ADA Transition Plan for Pedestrian Facilities in the Public Right-of-Way.

<sup>163</sup> Aligns with Carson City Complete Streets Policy, amended in 2022.

<sup>164</sup> Former Goal 11.2

Action 9.2c—Seek opportunities to enhance the City’s north/south arterial and collector street network in conjunction with future development (as consistent with the Regional Transportation Plan) to improve connectivity and support broader transit service.	Lead: Transportation Support: Planning	0
Action 9.2d—Update access standards in Title 18 to clarify requirements for development occurring along major gateway corridors to preserve their functional integrity, capacity, and safety. <sup>165</sup>	Lead: Transportation Support: Planning	2
<b>Goal 9.3—Establish a City-Wide System of Multi-Use Pathways<sup>166</sup></b>		
Action 9.3a—Provide multi-use paths as identified on the Unified Pathways Mater Plan map.	Lead: Transportation, Parks & Recreation Support: Planning	0
Action 9.3b—Implement the Unified Pathways Master Plan and the ADA Transition Plan to promote the shared use of pathway corridors and increased access for persons with disabilities. <sup>167</sup>	Lead: Transportation, Parks & Recreation Support: Planning	0
Action 9.3c—Continue to require the construction of on-site sidewalks and connections to adjacent pedestrian systems as part of development projects and coordinate the dedication of right-of-way for planned pathway connections at the time of development.	Lead: Engineering Support: Planning	0

<sup>165</sup> Modification of former action 11.2d; Title 18 Appendix: Division 2 – 2.1 Access/Circulation/Park and Division 12 – 12.4 Access.

<sup>166</sup> Former Goal 12.1

<sup>167</sup> Updated to reflect the adoption of the 2024 ADA Transition Plan for Pedestrian Facilities in the Public Right-of-Way.

# EXAMPLE PAGES

# TABLE OF CONTENTS

## Chapter 1

PLAN OVERVIEW	1
Master Plan Basics	1
What is a Comprehensive Master Plan?	1
Planing Area	1
Why Update the Master Plan?	2
How are the goals and policies of the Master Plan Implemented?	5
Compliance with Nevada State Statues	5
Plan Organization	5

## Chapter 2

VISION AND GUIDING PRINCIPLES	8
Vision	8
Guiding Principles	8
1. Well-Managed Growth	9
2. Acces to Open Lands and Recreational Opportunities	9
3. Economic Vitality	10
4. Vibrant Downtown and Gateway Corridors	10
5. Livable Neighborhoods	11
6. Unique History and Culture	11
7. A Connected Community	12

## Chapter 3

<b>WELL-MANAGED GROWTH</b>	<b>13</b>
Where We Are Today	13
Looking to the Future	14
Goals and Policies	14
Goal 3.1 Promote the Efficient Use of Land Water, and Infrastructure	14
Goal 3.2 Mitigate the Potential Rist and Effect of Natural or Human-Caused Hazards on Life, Property, and Infrastructure	16



# CHAPTER 1: PLAN OVERVIEW

## **CHAPTER CONTENTS**

MASTER PLAN BASICS

COMPLIANCE WITH NEVADA STATE STATUTES

CONSISTENCY BETWEEN THE  
MASTER PLAN AND ZONING

PLANNING AND PROPERTY RIGHTS

PLAN ORGANIZATION

2006 Master Plan—like the Carson Freeway and associated capital improvements for Carson Street in Downtown—are now complete and the community’s demographics, land use patterns, housing needs, and economic conditions have shifted to reflect the rise of online shopping, remote work, and other national trends. Several objectives guided the development of this Master Plan. These objectives are outlined below and are addressed throughout the Master Plan document that follows this chapter.

**CHECK-IN WITH THE COMMUNITY ON THEIR VISION FOR THE FUTURE.**

The 2006 Master Plan contained five broad themes and 12 guiding principles that served as the basis of the community’s vision for the future. Input received as part of the 2024 Master Plan update process confirmed that while these themes are still relevant, modifications were needed to reflect changes in the community’s values and priorities since the early 2000s. This iteration of the Master Plan is organized around seven guiding principles (formerly themes) to better emphasize community values and priorities that emerged as part of the 2024 Master Plan Update Listening Tour, as described <>, as well as other community and stakeholder engagement. More information about the 2024 Master Plan update process can be found in <> [Appendix X].



2024 Master Plan Update Listening Tour

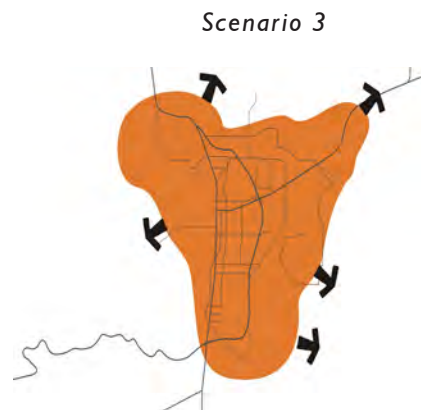
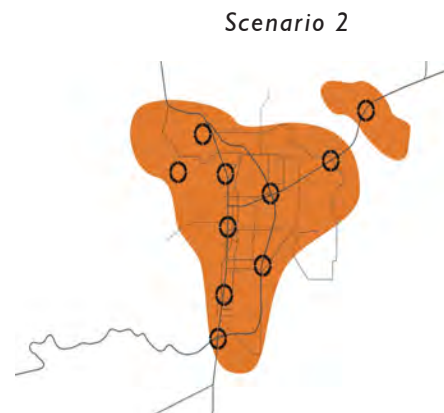
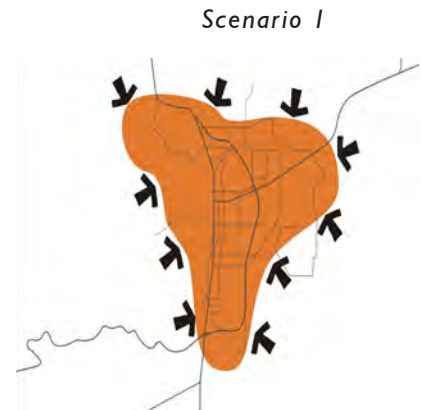
As part of the Master Plan update process, City staff and Planning Commission members hosted a series of Listening Sessions around the community. In total, 21 Listening Sessions were held and attended by approximately 355 participants. Listening Sessions were structured as informal discussions. Each meeting kicked off with a round of introductions, followed by a brief description of the Master Plan and Master Plan update process, and discussion about what participants like—or would like to change—about Carson City.

CONFIRM WHERE AND HOW THE COMMUNITY SHOULD GROW IN THE FUTURE.

Carson City has had a Growth Management Program in place since 1978 to help manage the rate of growth and to ensure adequate service levels and infrastructure capacity. As part of the 2006 Master Plan update process, the community’s options for future growth were tested in the form of the three scenarios outlined below:

- **Scenario 1: Compact Urban Growth**—Under Scenario 1, it was assumed that a significant portion of future growth would be focused inward to vacant or underutilized areas within the City’s existing “footprint.” New development at the urban fringe would be minimized and public lands surrounding the city would remain largely undisturbed, preserving hillsides and major community gateways.
- **Scenario 2: Mixed-Use Activity Centers**—Scenario 2 assumed that a significant amount of future development within the city would occur within strategically located activity centers containing a more diverse mix of land uses than is currently found in Carson City’s developed areas.
- **Scenario 3: Urban Expansion**—Scenario 3 assumed that Carson City’s existing land use types, densities, and basic development patterns would continue to expand in a manner similar to what existed within the community in the early 2000s. Most new development would occur on vacant lands at the periphery of the urbanized area and publicly owned lands suitable for urban development would be released to accommodate additional expansion.

Based on community feedback, the goals and policies contained in the 2006 Master Plan reflected a combination of Scenarios 1 and 2, above. Input received as part of the 2024 Master Plan update reinforced the community’s desire to maintain a compact urban footprint. To achieve this vision, this iteration of the Master Plan establishes an Urban Services Boundary (see map and definition in Chapter 3) to help clarify the limits of future urban development based on current water and sewer service plans. It also emphasizes the importance of planning to avoid and mitigate the impacts of natural and human-caused disasters by discouraging development in flood- and fire-prone areas and aligning with the goals of the Hazard Mitigation Plan. Community input also revealed support for moving away from the concept of mixed-use activity centers



## PLAN ORGANIZATION

The Master Plan is organized around seven guiding principles, which serve as a framework for the implementation of the community’s vision and the related goals and policies contained in each chapter. In addition to this introductory chapter, the Plan is comprised of the following:

2



**Chapter 2: Vision, Themes, and Guiding Principles**—contains a statement of the community’s vision for the future, along with an overview of the guiding principles which serve as a framework for the rest of the Plan.

3



**Chapter 3: Well-Managed Growth**—contains goals and policy statements pertaining to the community’s desire for a compact urban footprint, a balanced land use pattern, the implementation of development practices that protect natural resources, plans to mitigate the City from natural and human-made disasters, and collaboration among local, state, and federal organizations.

4



**Chapter 4: Access to Open Lands and Recreational Opportunities**—contains goals and policy statements to reflect the broad objectives of the City’s related Parks and Recreation and Open Space Master Plans and their role in the City’s land use policy decisions.

## LOOKING TO THE FUTURE

*Carson City will continue to prioritize compact development that makes efficient use of the limited land area and water resources the City has available for growth, that fosters the provision of infrastructure and services in a cost-effective manner, and that balances development with conservation of the natural environment—particularly where open lands abut the Urban Services Boundary. The City will also take steps to become more resilient in the face of natural disasters, such as wildfires and floods, through the implementation of hazard mitigation policies and sustainable development practices. Mindful collaboration with local organizations, as well as state and federal agencies, will be essential to achieving the goals in this Chapter.*

## GOALS AND POLICIES

### **Goal 3.1—Promote the Efficient Use of Land, Water, and Infrastructure**

#### **3.1a—Growth Management**

Ensure that the City’s Land Use Map represents a level of growth that may be accommodated with available water resources and sewer capacity. Monitor growth trends and conduct periodic reviews of the City’s growth capacity to ensure the Master Plan is consistent with the recommendations of the City’s Water and Wastewater Master Plans. Continue to review applications for proposed residential and commercial development in accordance with the Carson City 1988 Growth Management Ordinance.

#### **3.1b—Urban Services Boundary**

Concentrate future growth within the Urban Services Boundary to make efficient use of the City’s limited supply of privately-owned land, infrastructure, and services.

PLACEHOLDER IMAGE

# DOWNTOWN MIXED-USE (DTMU)

## DTMU 1.1—CHARACTERISTICS

The DTMU designation is intended to allow for and encourage a broad mix of uses while respecting the historic context of the area and creating an inviting, pedestrian-friendly environment. Downtown is comprised of a series of smaller character areas or districts, and is home to some of the City’s most significant historic resources, including the State Capitol building and grounds. [See also, policy 6.3c].

## DTMU 1.2—SCALE OF DEVELOPMENT

The DTMU designation is intended to encourage a compact, urban pattern of development Downtown. Building heights will vary by Downtown Character Area, ranging from 2 to 4 stories in the Main Street Mixed-Use Character Area, 8 to 10 stories in the Urban Mixed-Use Character Area, and up to 3 stories in the Neighborhood Transition Character Area. Development abutting lower-intensity, established residential neighborhoods should provide transitions in massing and height.

## DTMU 1.3—LOCATION

The DTMU designation is provided specifically for the City’s historic Downtown area as delineated on the Land Use Map. It is generally focused along Carson Street between John Street, South Stewart Street, Roop Street, and Curry Street.

## DTMU 1.4—MIX OF USES

DTMU development should include an integrated mix of civic, cultural, retail, service, entertainment, office, and

WILL CORRESPOND WITH  
LAND USE MAP KEY COLOR



## DTMU

residential uses. Small-scale uses that generate significant activity, such as shops and restaurants, should be concentrated within the core of Downtown at the ground level along Carson and Curry Streets to encourage pedestrian activity. Residential and office uses should generally occur on upper floors within the core; however, single-use high-density residential and office structures are appropriate on the fringe of Downtown as a transition to surrounding neighborhoods.

**DTMU 1.5—HISTORIC RESOURCES**

The rehabilitation and/or adaptive reuse of existing structures, particularly those with historic significance or character, is strongly encouraged to allow Downtown to maintain an identity that represents a range of architectural eras and that is unique to Carson City.

**DTMU 1.6—LARGE-SCALE INFILL AND REDEVELOPMENT**

Large-scale infill and redevelopment projects (such as the planned State Office Complex expansion, future civic facilities, convention space, or similar projects) that involve the consolidation of multiple blocks within the Downtown Area can have a significant visual and physical impact on the character of Downtown. Careful consideration should be given to projects of this magnitude to ensure they are designed to complement Downtown's urban, pedestrian-friendly context by incorporating clear pedestrian connections to the surrounding area, establishing strong relationships between buildings and the street, and minimizing the impacts of parking on primary street frontages.

**DTMU 1.7—RELATIONSHIP TO SURROUNDING DEVELOPMENT**

Development should transition to a smaller scale at the periphery of Downtown, particularly where it abuts historic residential neighborhoods to the west, the Capitol building, or other historic structures. Transitions can be accomplished by stepping down the height of taller structures to meet residences, providing similar uses along the shared border, or similar means. [See also, policy 6.3c].

PLACEHOLDER IMAGE



# Carson City Master Plan Update Round 2 Outreach Summary

October 2024

## AUGUST/SEPTEMBER OUTREACH OVERVIEW

As part of the Master Plan update process, the project team hosted a series of community outreach events to discuss proposed changes included in the draft of Carson City's updated Master Plan. Both in-person and online input opportunities were provided, as described below.

- **In-person Meetings.** Multiple meetings were held in Carson City on August 28 and 29, 2024. Input opportunities included a Planning Commission workshop at Adam's Hub, a community meeting at the Staybridge Suites Hotel, a roundtable event (Land Development Round Table), and two focus group meetings (one with Carson City Department heads and another with Carson City business leaders). Approximately 73 people participated in these meetings.
- **Virtual Meeting.** One additional community meeting was hosted virtually on the night of September 5. Approximately six people attended the virtual meeting.
- **Online Comment Period.** A copy of the draft Master Plan was provided on the project website and open to the public for review and comment for four weeks. During that time period, the document received 1,104 views and eight participants left 223 comments.

This document includes a summary of key themes that emerged from these input opportunities.

## WHAT WE HEARD – SUMMARY OF FEEDBACK

### PLANNING COMMISSION WORKSHOP

#### OVERVIEW

A public work session was held on the afternoon of August 28 to allow Planning Commissioners to comment on the first draft of the updated Master Plan. Four Planning Commissioners and approximately 10 community members participated in this event.

#### TOPICS DISCUSSED

- **Growth management.** Commissioners and community participants were supportive of the addition of the Urban Services Boundary (USB) to the Land Use Map. Both Commissioners and community participants requested that additional information be added to the Master Plan to address when, and how, the USB may be adjusted over time (e.g., review criteria). Planning Commissioners also expressed a desire to see more information about the role of the Growth Management Committee incorporated into the Master Plan.
- **Master Plan language.** Commissioners were generally supportive of the goals and policies included in the updated Master Plan, and the overall direction of the draft. Both Commissioners and community participants were interested in modifying the narrative at the beginning of the document to make the document feel more energetic, and to focus more on opportunities as opposed to challenges. Multiple people agreed that the (2006) vision statement felt dated and should be reworked.
- **Development.** Community participants expressed concern about the influence of the development community on Master Plan policies, the potential height of buildings in the Downtown area (primarily within the ‘Urban Mixed-Use Character Area,’ and the growth projections used as part of the Master Plan update process.
- **Priority action: Title 18 rewrite.** Mixed feedback was provided regarding the timing of rewriting Title 18 (the City’s zoning ordinance) – whether the rewrite should occur before, in tandem with, or after adoption of an updated Master Plan. Staff noted that the Title 18 rewrite is already underway, but would need to be revisited following the adoption of the updated Master Plan.
- **Priority action: Economic development champion.** Planning Commissioners generally expressed support for the recommendation as a way to spark reinvestment in Carson City, while a community participant voiced concern for expanding the size of City government to hire economic development staff.

### LAND DEVELOPMENT ROUND TABLE

#### OVERVIEW

Members of the project team gave a presentation and hosted a discussion with members of the development community that frequently work in Carson City. Approximately 20 builders and developers participated in this event.

## TOPICS DISCUSSED

- **Infill development.** Participants expressed concern that the proposed adjacency standards may “kill” infill development projects by requiring larger lots adjacent to existing homes. Mixed feedback was provided regarding the impact of additional design standards – one participant noted that adding design standards may impact housing affordability while another participant supported contextual design requirements for infill projects.
- **Land Use Plan.** Participants were vocal about the need to provide flexibility in the Land Use Plan, especially for non-residential land uses categories. One participant noted that the new residential land use category titles (Rural, Suburban, and Urban) might be too subjective. Another participant expressed a desire to discern between social service uses that may be permitted in the Downtown Mixed-Use category.
- **Community spaces.** Participants discussed the possibility of creating places outside of work and the home for community members to congregate/spend time.

## DEPARTMENT HEADS FOCUS GROUP

### OVERVIEW

Representatives of Carson City Departments were invited to join the project team for a presentation and discussion about the updated Master Plan draft. Approximately 17 City employees participated in this meeting.

### TOPICS DISCUSSED

- **Housing.** Department representatives shared examples of employees who struggled to find housing in Carson City (either because they couldn’t find the type of housing to fit their needs, or because they couldn’t afford housing within the city), and that in some instances, potential applicants were forced to withdraw their applications and that positions sometimes remained unfilled as a result of housing challenges. Several participants were supportive of policies geared toward increasing the diversity of housing options available in Carson City.
- **Recreation and open space.** Strong support for protecting open space and expanding recreational opportunities. Parks, Recreation, and Open Space representative shared that recreation programs are well attended and that they are hoping to update the Parks plan following adoption of the updated Master Plan.
- **Collaboration.** Department representatives expressed a need to collaborate with local agencies (Western Nevada College (WNC), State of Nevada, federal agencies, etc.) to meet the needs of current and future residents.
- **Community spaces.** Several participants expressed a need to provide more activities for families in Carson City. Multiple department representatives noted that families will drive to neighboring communities for weekend activities, even if the same activity can be done in Carson.
- **Economic vitality.** Participants expressed a need to diversity Carson City’s economy to make the community more resilient to economic downturns. Multiple participants supported the

creation of incubators to support and grow small businesses. Department representatives would like to see more employment training programs provided by WNC.

- **Priority action: Economic development champion.** Generally, department representatives were supportive of creating an economic development champion within Carson City, but some were expressed potential concerns about funding and the overall need for sustaining a full-time employee in that position.

## BUSINESS LEADERS FOCUS GROUP

### OVERVIEW

Members of the project team gave a presentation and hosted a discussion about the updated Master Plan draft with representatives from local businesses. Approximately 10 people participated in this meeting.

### TOPICS DISCUSSED

- **Housing.** Business leaders expressed a need for more diversity of housing types across the board (needing both larger, higher-end homes and smaller, affordable homes). Several participants cited housing as a barrier to attracting and retaining employees. Many of the employees of major employers live in nearby communities. A representative from Western Nevada College noted that the college has explored the idea of building student housing (and has land available), but is hesitant to get into the development and housing business (would prefer a developer construct the housing units and rent them to the college).
- **Economic vitality.** Several participants shared a desire to see more event spaces created in Carson City, especially a higher-end conference center and more private event spaces. Multiple business leaders also cited the need for more childcare options in Carson City.
- **Priority action: Title 18 rewrite.** Participants were supportive of land use policies that provided flexibility for business owners. One business leader shared that the City’s General Commercial zoning district is preferred by most commercial real estate brokers because it provides the most flexibility.
- **Priority action: Economic development champion.** Business leaders were generally supportive of the City taking a more active role in economic development, but indicated that the role would need to be carefully crafted to have the desired impact. Some participants noted that an economic development champion would need the authority to do more than just “attend meetings and listen” – they would also need support from City leadership to make meaningful changes.

## COMMUNITY MEETINGS

### OVERVIEW

Two community meetings (one at the Staybridge Suites Hotel and one virtual) were held during the second round of public outreach. At each event, members of the project team gave a presentation and

hosted a general question-and-answer session with those in attendance. Approximately 22 people participated in the community meetings.

**TOPICS DISCUSSED**

- **Vision.** The Mayor and a representative from Carson City Chamber of Commerce expressed support for ensuring that Carson City remains a vibrant community that is attractive to visitors and long-term residents.
- **Recreation and open space.** Participants shared their love of Carson City’s open space network and expressed support for creating more recreational opportunities in the city (e.g., climbing gym, bicycle park, and adaptive facilities that can be used by people of all abilities).
- **Housing.** Some participants expressed concern over the role of residents from other states in driving up local housing costs. A discussion was held about the updated Plan’s role in encouraging a variety of housing options, both in lower-density developments on large lots and in higher concentrations along the city’s commercial corridors. One participant shared concern about the possibility of creating high-density housing on vacant property in Lompa Ranch.
- **Land Use Plan.** One participant expressed confusion around some of the proposed land use category titles, such as the shift from CR, Conservation Reserve (Private) to LLC, Large Lot Conservation.
- **Transportation.** Two participants shared support for Carson City’s complete streets program and expressed a desire to see those principles carried forward with new development proposals.
- **Economic vitality.** Multiple participants supported efforts by the City to promote the city’s historic and recreational tourism assets. A discussion was held regarding the role of an economic development champion in “connecting the dots” between work already being done by local organization (e.g., Visitor’s Bureau and Chamber of Commerce) to promote Carson City as a lively destination.
- **Master Plan implementation.** One participant expressed a need for the City to coordinate action items identified in the Master Plan with actions identified in other City policy documents (e.g, the Strategic Plan, Parks and Recreation Master Plan, the Hazard Mitigation Plan, etc.). A discussion was also held regarding the role of the City in encouraging reinvestment Downtown.

**ONLINE COMMENTS ON MASTER PLAN DRAFT**

**OVERVIEW**

A copy of the updated Master Plan draft was available for review and comment on the project website for four weeks. In that time, the document received 1,104 views. Additionally, 223 comments were left on the document by eight participants.

**TOPICS DISCUSSED**

A copy of all comments provided on the updated Master Plan draft is attached.



Late Material  
Public Comment  
09-19-2024

**From:** [Leo Mankins](#)  
**To:** [masterplan](#); [Public Comment](#); [Lori Bagwell](#); [Lisa Schuette](#); [Stacey Giomi](#); [Maurice White](#); [Curtis Horton](#)  
**Subject:** Master Plan input  
**Date:** Wednesday, September 18, 2024 9:51:02 AM

---

**\*This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.\***

---

Dear Carson City Master Plan 2024 Update Representatives, Mayor Bagwell, and CC BOS:

I have been a resident of Carson City for over 50 years. Here are a few things I would like to see the 2024 Master Plan Update incorporate to help ensure the growth of Carson City follows the wishes of the residents and listens to the input collected at the Listening Tour meetings.

It is imperative we maintain the small-town atmosphere of Carson City which was a very popular want from most residents. Any building over 4 stories is not desirable. Large scale buildings are not compatible with existing development in Carson City. It will crowd our streets, block the views, and bring a big city feel which is exactly what we DON'T want. We need to put these height restrictions in the Master Plan.

It is also critical to respect and protect the rights of current residents by ensuring new developments complement and are similar to the existing buildings and homes nearby. We need to limit new buildings' sizes and heights to match the abutting properties and have a gradual transition to commercial areas of the city.

Our quality of life is not what it used to be. The recent growth has put strains on our city such as water, roads, infrastructure, traffic, views, etc. I happen to live in an area where our streets are in bad shape and need repair. I want to see the Master Plan update focus on the existing residents' needs and quality of life through managed growth, not only think about how to grow for the new people we are expecting to come to our city.

Thank you,  
Annette Mankins

**From:** [Dave & LeAnn Saarem](#)  
**To:** [masterplan](#); [Public Comment](#); [Lori Bagwell](#); [Lisa Schuette](#); [Stacey Giomi](#); [Maurice White](#); [Curtis Horton](#); [Hope Sullivan](#)  
**Subject:** Master Plan 2024 input for the update  
**Date:** Wednesday, September 18, 2024 10:06:18 AM

---

**\*This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.\***

---

September 17, 2024

Dear Carson City Mayor, Board of Supervisors, Planning Commission, and Envision Carson City Master Plan Update Team:

Below is our input for changes to the Master Plan Draft August 2024. We appreciate the outreach efforts to collect feedback and have conversations to understand how current residents want to guide the growth of Carson City over the next 10+ years.

We have been very involved in this process by attending these Listening Tour meetings, holding community meetings of our own, and talking to residents we know. This feedback is a culmination of the wants and needs we have heard.

Sincerely,

Dave and LeAnn Saarem, native Carson City Resident

Feedback on the updated Carson City Master Plan Draft August 2024

<!--[if !supportLists]-->• <!--[endif]-->As stated in the summary of the Listening Tour’s “Favorite things about Carson City” – the first item listed as the “most frequently cited characteristics” is “**Small-town atmosphere/sense of community.**” This was extensively discussed at all of the many outreach meetings I personally attended, and most if not all of the attendees agreed it is either what brought them here or what they enjoy most that keeps them here. It is also shown in the Listening Tour statistics as having pretty much the highest “number of mentions” at almost all of the sessions.

<!--[if !supportLists]-->• <!--[endif]-->What specific changes were incorporated into the Master Plan update to protect and ensure the community’s desire to maintain Carson City’s unique and quaint small-town atmosphere? How is the Master Plan going to implement this “Small-town” desire that was gathered at the Listening Tours? I cannot find any specifics. In fact, I find mentions to allow 8-10 story buildings and incentives for density and height bonuses to developers (Ch. 6) which will actually increase the large-scale buildings in Carson City. This will make it feel like a bigger city.

<!--[if !supportLists]-->• <!--[endif]-->One meeting in particular on

June 17, 2024 also attended by Mayor Bagwell: There was an extensive conversation about wanting to keep a small-town, rural atmosphere in Carson City, especially with size, type, and intensity of buildings allowed, and how it negatively affects views and a rural feel (not big city). “No high rises” was a direct comment along with a disapproval of several recent large multi-family developments in Carson City. One lady (who just moved here from Bozeman, Montana) stated her reason for moving here was that Bozeman had recently allowed several developments of 5 story buildings around town, and it “ruined that town”...the look, the feel, the views, the increased feel of congestion. All attendees seemed to be in agreement that this was not what they wanted in Carson City.

<!--[if !supportLists]-->• <!--[endif]-->Master Plan Land Uses “Urban Residential” and “Downtown Mixed-Use” especially need to be changed to limit building scale and heights to 4 stories. Also stated in the Listening Tour’s favorites of Carson City was “Downtown – walkable, good example of redevelopment, historic character” as it **currently** is developed. The 2006 Master Plan states many times and in many sections to require new homes/developments/buildings to **complement** the scale and character of existing buildings/homes nearby. This has been a struggle with new developments in Carson. There is really only one large-scale building in Carson City – the Ormsby House – and we all know how it has had such a negative impact and issue in Carson City for over 20 years. Therefore, allowing anything over 4 stories in the Downtown area does not preserve small-town/rural feel or align with all the other current buildings in Carson City. (changes needed to Ch. 10 UR 1.4, Ch. 10 DTMU 1.2, and Ch. 6 Goal 6.3c Urban Mixed-Use paragraphs)

<!--[if !supportLists]-->• <!--[endif]-->Chapter 10 Corridor Mixed Use (CMU) also needs to have height limits to prevent a congested, big-city feel upon entering our beautiful rural town. It is not very inviting to drive into Carson through large-scale buildings crowding the streets and cutting off views. (changes to Ch. 10 CMU 1.2)

<!--[if !supportLists]-->• <!--[endif]-->Traffic produced by 8-10 story buildings allowed in this Master Plan update has a direct negative impact on congestion. Many of the listening tour meetings had complaints that traffic has recently increased and is starting to be a problem; in addition, the City’s issues with street maintenance/funding will be further impacted.

<!--[if !supportLists]-->• <!--[endif]-->Chapter 10 Table 1: Land Use Category Descriptions – I believe the “Range of Density/Size” column should be changed to specific zoning for that Land Use Category. Numbers in this column are misleading and inconsistent with zoning in those areas. They need to match up. It actually states in footnote 92 that “Zone Districts are provided for reference during the review process. They will be removed prior to adoption.” Why?

<!--[if !supportLists]-->• <!--[endif]-->We are not a suburb of a large city. Why do we have a new land use named “Suburban Residential?” I believe it used to be named Low Density Residential.

<!--[if !supportLists]-->• <!--[endif]-->Other Listening Tour “favorites” or “wanted changes” have been incorporated in the updated Master Plan draft, but I do not see any focused effort to incorporate one of the most common feedback wants: **Small-town and rural community atmosphere.**

Thanks for your considerations, and we hope to have more input opportunities for this Master Plan update.

**From:** [Maddi Saarem](#)  
**To:** [masterplan](#); [Public Comment](#)  
**Subject:** Master Plan Public Comment  
**Date:** Wednesday, September 18, 2024 2:30:22 PM

---

\*This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.\*

Dear Representatives of the Carson City Master Plan 2024 Update, Mayor Bagwell, and CC BOS:

As a lifelong resident of Carson City and now a parent raising my family here, I have some suggestions for the 2024 Master Plan Update. It's important this update reflects the desires of our community, particularly the insights gathered during the Listening Tour meetings.

My family and friends, along with many residents, wish to preserve Carson City's small-town atmosphere. We believe buildings taller than four stories would detract from this character. Larger developments clash with the existing landscape, leading to crowded streets, obstructed views, and a shift toward a more urban environment—exactly what we want to avoid. It's essential to include height restrictions in the Master Plan.

Additionally, protecting the rights of current residents is crucial. New developments should harmonize with nearby homes and buildings. We propose limiting the size and height of new structures to ensure a smooth transition to commercial areas.

Our quality of life has diminished recently due to rapid growth, which has strained our resources, including water, roads, and infrastructure. The Master Plan should prioritize the needs and quality of life of existing residents, focusing on managed growth rather than solely accommodating newcomers.

Thank you for considering these important points.

Sincerely,  
Maddi Banfield

**From:** [Taylor Saarem](#)  
**To:** [masterplan](#); [Public Comment](#)  
**Subject:** Master Plan Update Input  
**Date:** Wednesday, September 18, 2024 3:11:43 PM

---

\*This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.\*

Dear Carson City Master Plan 2024 Update Committee, Mayor Bagwell, and Members of the Board of Supervisors,

I was born and raised here in Carson, and as a young adult and homeowner am planning to make this my home for many more. I would like to share a few thoughts on the 2024 Master Plan Update. These suggestions aim to ensure the city's growth aligns with my future desires and reflects the feedback gathered during the Listening Tour meetings.

Preserving Carson City's small-town atmosphere is vital—a sentiment shared by many. Buildings exceeding four stories should be avoided, as large-scale structures do not fit with the city's character. They would congest our streets and, more importantly, block the beautiful views of the mountains this area is known for. These views are part of what makes Carson City so special and distinct from larger urban centers. Protecting them is key to maintaining our connection with the natural landscape and our unique identity. It is crucial that these height restrictions be included in the updated Master Plan.

Additionally, new developments should respect the rights of current residents by blending seamlessly with existing neighborhoods. Limiting the size and height of new buildings to be compatible with nearby properties, allowing for a gradual transition to commercial areas, is important for maintaining the city's charm.

Our quality of life has been impacted by recent growth, placing strain on resources and increasing traffic. I hope the Master Plan update will prioritize the needs of current residents, ensuring that managed growth enhances our quality of life, rather than focusing solely on incoming populations.

Thank you,

Taylor Saarem