

Gardnerville Town Board

AGENDA ACTION SHEET



1. **For Possible Action: For Possible Action:** Discussion to approve, Approve with modification or deny a request by Martin Stahl for a Master Plan Amendment and Zoning Map Amendment (DA 16-036 & DA 16-037) requesting to change the master plan designation from Commercial to Multi-Family Residential and to change the zoning designation from Neighborhood Commercial to Multi-Family Residential (maximum density of 16 units per acre; $1.66 \times 16/\text{acre} = 26.56$ units; min net lot area = 9,000) The subject property is located at 1378 N Hwy 395, Gardnerville, in the Minden/Gardnerville Community Plan. (APN 1220-04-101-029); with public comment prior to Board action
2. **Recommended Motion:** Conditionally approve the Master Plan Amendment and Zoning Map Amendment (DA 16-036 & DA 16-037) requesting to change the master plan designation from Commercial to Multi-Family Residential and to change the zoning designation from Neighborhood Commercial to Multi-Family Residential

Funds Available: ☐ Yes ☐ N/A

3. **Department:** Administration
4. **Prepared by:** Tom Dallaire
5. **Meeting Date:** August 2, 2016 **Time Requested:** 45 minutes
6. **Agenda:** ☐ Consent ☒ Administrative

Background Information: See the staff report for the conditions and staff's report

7. **Other Agency Review of Action:** ☐ Douglas County ☒ N/A
8. **Board Action:**

☐ Approved ☐ Approved with Modifications
☐ Denied ☐ Continued



Mary Wenner, Chairman
Ken Miller, Vice Chairman
Linda Slater, Board Member
Cassandra Jones, Board Member
Lloyd Higuera, Board Member

MEMORANDUM

Date: July 19, 2016

To: Gardnerville Town Board

From: Tom Dallaire, P.E., Town of Gardnerville

Subject: DA 16-036 (Master Plan Amendment) 16-037 (Zoning Map Amendment); Martin Stahl, Located at 1378 Highway 395 North APN: 1220-04-101-029

I. TITLE:

Discussion to approve, Approve with modification or deny a request by Martin Stahl for a Master Plan Amendment and Zoning Map Amendment (DA 16-036 & DA 16-037) requesting to change the master plan designation from Commercial to Multi-Family Residential and to change the zoning designation from Neighborhood Commercial to Multi-Family Residential (maximum density of 16 units per acre; $1.66 \times 16/\text{acre} = 26.56$ units; min net lot area = 9,000) The subject property is located at 1378 N Hwy 395, Gardnerville, in the Minden/Gardnerville Community Plan. (APN 1220-04-101-029)

II. RECOMMENDATION

Staff's Recommendation to the Gardnerville Town Board is to Conditionally approve the proposed request by Martin Stahl to change the Master Plan from Commercial to Multi Family Residential and to change the zoning from Neighborhood Commercial to Multi-Family residential, based on the findings and conclusions in the staff report.

The following recommended conditions need to be considered;

The following are staff's recommended conditions of approval for the master plan and zoning amendments for the development application:

1. The existing access easement across the adjacent parcels from 395 to the subject site should be coordinated with the adjacent property owners and considered in the proposed traffic study for the site at the design review phase.
2. The applicant should work with Lynn Cauley to improve the current shared drive configuration, including upgrading the existing culvert under the entrance for connection to a future channel improvement project.
3. Improve the elevations of the proposed apartments to better fit the character of the town, and not match the adjacent apartment complex constructed in the 1970's
4. Parking for this site and the adjacent sites should be investigated and improved with the design review application process.
5. Provide trash enclosure for 1 (2) yard trash bin for every 4 – 6 housing units, depending on desired pickup schedule and provide an enclosure structure per the Douglas County standards with the towns standard dimensions as attached.

6. The design review application will need to comply with the Town of Gardnerville's Plan for Prosperity, Objective 1 and Goal 2, creating a mixed use development.
7. The applicant shall submit design review for town board review and approval. Plans shall be in conformance with Douglas County Design Criteria and Improvement Standards (DCDCIS) Division 7, and the Town of Gardnerville Design Standards.
 - a. a decorative stop sign at Highway 395.
 - b. Pedestrian access should be provided and planned for the existing sidewalk system along highway 395.
 - c. The storm water leaving the site shall be treated prior to discharge into the existing irrigation ditch adjacent to Hwy 395. A detention facility is not needed for this project site.

NOTE's from Board Meeting:

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III. DISCUSSION AND EVALUATION

Master Plan and Zoning Consistency: The project is located within the Minden-Gardnerville urban service area and a 10-year well-head protection zone for the Gardnerville Water Company's public water well.

With the current improvements on the site (formally a used car lot, then a restaurant), all have failed and it is in need of reinvestment.

The project site is designated in the Master Plan as GC (General Commercial) with master plan use as commercial) within the Neighborhood commercial zone. The town Plan for Prosperity states the objective I (pg 3) objective 3 (pg 6) is to improve US Hwy 395's image within the town. The 'S' curve is the priority of the investment district. All new investment should improve the town's image. The master plan and zone change at this time is what is in front of the board, not the submitted floor plans, elevations or site plan. There are elements that exist on the site that need to be worked through that will change the concept. The Plan for Prosperity is all about creating mixed use areas. Policy 2.1 (pg 7 & 8) specifically calls out Goal 2: create a new 'S' curve as a visually pleasing mixed –use project.

The proposed plan will use the existing "shared" entrance with Lynne Cauley Real Estate. The proposed plan would divide the commercial zone between Fitzhenry's Funeral Home and real estate office. There is an apartment complex constructed in 1970, currently existing between the funeral home and Lucky Liquor.

In an effort to abide with the Plan for Prosperity the site should be used for mixed-use development, which could be designated in the Neighborhood Commercial zone, I asked the applicant if he would consider constructing retail space below studio apartments. He is concerned about the number of parking spaces needed to build anything commercial and still meet the requirements for the residential parking. The proposed site plan does not meet the current county requirements to date with parking or adequate turn around area as shown. The client's representatives will argue that the MFR built around the commercial is doing just that, creating a mixed use concept, which is supported by the Plan for Prosperity (pg 7&8) as well,

Traffic: The traffic study indicates with the MFR zoning, and assuming they can get 22 units onto this site while meeting the County design standards, would generate 146 average daily trips:

2 in, 9 out during the AM peak hour, and 9 in 5 out during the PM peak hour. The traffic study includes the single driveway currently proposed as the only entrance and exit. The movements should be improved further with the additional access between the funeral home and existing apartment complex.

Drainage: The proposed parcel is currently covered in ac, minimal perimeter landscaping and a gravel area behind the apartments and funeral home. The storm water drains into a basin and, I believe, ponds onsite. With the location to Gardnerville Water Company Well No.1 infiltration should not be an option as the site is within the wellhead protection zone. The draining from the proposed site will need to be collected, treated and discharged into the existing irrigation ditch, which then gets treated within ponds and wetlands located downstream of the site.

A conceptual drainage study is not a requirement to verify the master plan and zoning map amendment.

Floodplain: The site is located within a flood plan which became effective in June 2016. The proposed channel at Kingslane will eventually be extended to the site and terminate at the 2'x6' culvert crossing under Hwy 395 at Toler Lane. The Town has intentions to gain grant funding to increase the size of this crossing. The downstream infrastructure is now in place for this project.

IV. MASTER PLAN AMENDMENT FINDINGS

Pursuant to County Code, Section 20.608.040 Findings for master plan amendments

The planning commission and the board shall, in approving an amendment to the master plan land use map or text, make the following findings:

A. The proposed amendment is consistent with the policies embodied in the adopted master plan and the applicant has demonstrated the amendment promotes the overall goals and objectives of the master plan and has demonstrated a change in circumstances since the adoption of the plan that makes it appropriate to reconsider one or more of the goals and objectives of land use designations.

Town Staff Response: The applicant has demonstrated the existing use needs to be re defined and the question becomes, does the proposed project meet the town needs, goals and objectives? The Plan for Prosperity identifies this project site as mixed use zone for this area. Town staff proposed the idea of utilizing commercial below, studio apartments above and the remaining structures behind the mixed use building could be apartments, developing the site in accordance with the town's Plan for Prosperity. The MFR zone on Highway 395 historically has not been provided. The MFR zone has been used to buffer commercial development along 395 and the new residential units behind commercial zones. This application puts MFR front and center along 395 without the mixed use building as discussed in the Plan for Prosperity. If the remaining sites along the "S" curve are developed as mixed use then the additional apartments could make sense as proposed.

B. The proposed amendment is based on a demonstrated need for additional land to be used for the proposed use, and that the demand cannot be reasonably accommodated within the current boundaries of the area.

Town Staff Response: The applicant has not provided for the demonstrated need of the proposed MFR use. There is a need for multi-family residential properties within the town of Gardnerville. Currently MFR zoning consists of 233 acres, or 18% of the town, with 3% of the current property available (6.54 acres) as being vacant, 36 acres was developed as single family units, and 76 acres was developed on receiving area.

613		MFR	233.26	Multi Family	148.97
	Vacant	3%	6.54	130	0.56 Commercial
	Single Family	15%	36.15	200	75.60 RECEIVING AREA
					8.13 MFR plus other Zones

C. The proposed amendment would not materially affect the availability, adequacy, or level of service of any public improvement serving people outside of the applicant's property and will not be inconsistent with the adequate public facility policies contained in Chapter 20.100 of this title;

Town Staff Response: The utility services are currently onsite. This project has the potential to be a great one for sure with some considerations of the Plan for Prosperity. If the site developed as commercial, the traffic generated to the site would be significantly more than the proposed use, increasing the traffic conflicts from the site; road infrastructure and traffic being the hardest public services to mitigate. The traffic study does define the existing levels of service as A,B, C and D and with the proposed development plus the base traffic in year 2036, the intersection would have the levels of service of A, B, C And E. I believe with the revised plan of having two entrances to the site would create a situation with the same levels of service we see today from the site.

D. The proposed amendment is compatible with the actual and master planned use of the adjacent properties and reflects a logical change to the boundaries of the area in that it allows infrastructure to be extended in efficient increments and patterns, it creates a perceivable community edge as strong as the one it replaces, and it maintains relatively compact development patterns.

Town Staff Response: The proposed use does isolate Lynne Cauley's site (commercial zone) and surrounds the parcel with MFR, creating a spot zone of commercial on the adjacent parcel. The other properties are all zoned commercial along the "S" curve and mixed use would be ideal with Kingslane abutting the back property which even though it is a trailer park, does share the multifamily zone. With the failed use of the site as a commercial zone, the parcel will succeed with an apartment building. I personally do not think ANOTHER apartment building should be located on HWY 395, creating a pattern of business (Lucky Liquor) apartment complex, business (funeral home), apartments and then business (real estate office). That is why we were asking for the mixed structure fronting Hwy 395 only.

Conclusion:

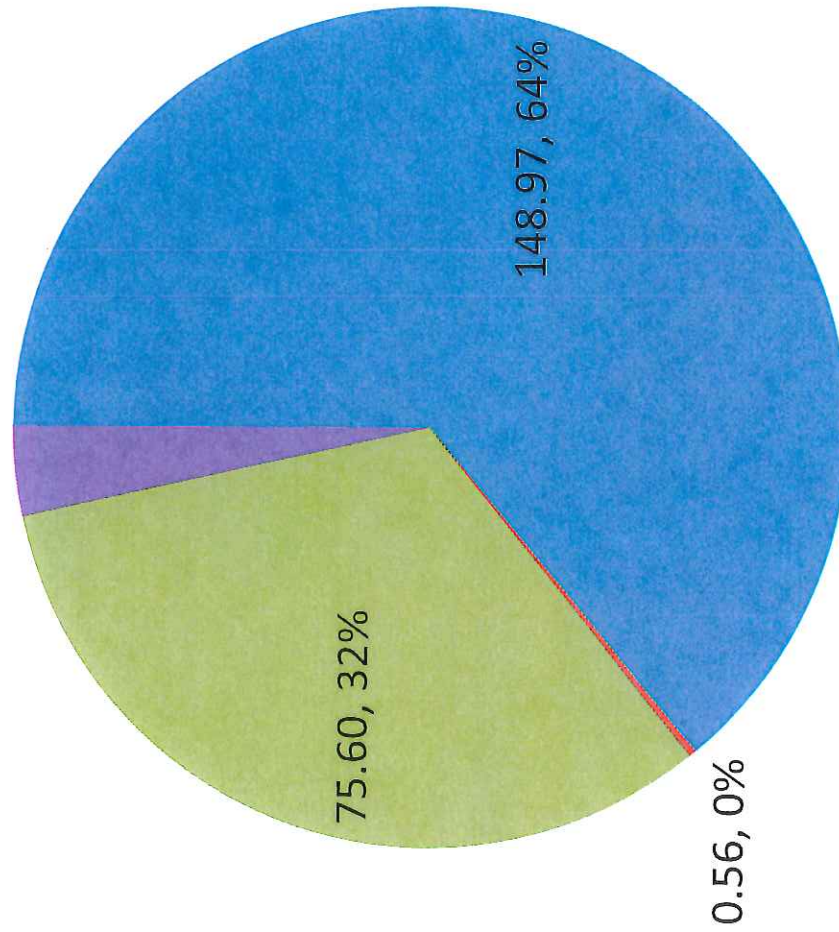
Does the project fill a need in Gardnerville? The multi-family housing is full at this time. There are other vacant parcels that are currently zoned multi family, but this is a smaller lot of the others that may be available. It is close proximity to services which made this location of the "S" curve desirable for the mixed use commercial. The mixed use commercial does require more parking and parking takes up land that would not otherwise be needed if they constructed MFR or neighborhood commercial. The current uses of neighborhood commercial are located in Table 1 with building site requirements in table 2 attached.

Based on the findings and the staff report, staff recommends to the Gardnerville Town Board **Conditional Approval** of the Tentative Parcel Map with the conditions previously stated in this report and any other conditions discussed during the item at the town board meeting. These conditions will be shared with county staff to include with the planning commission packet for their consideration of this item.



MFR

(acres, % of zone)











MFR

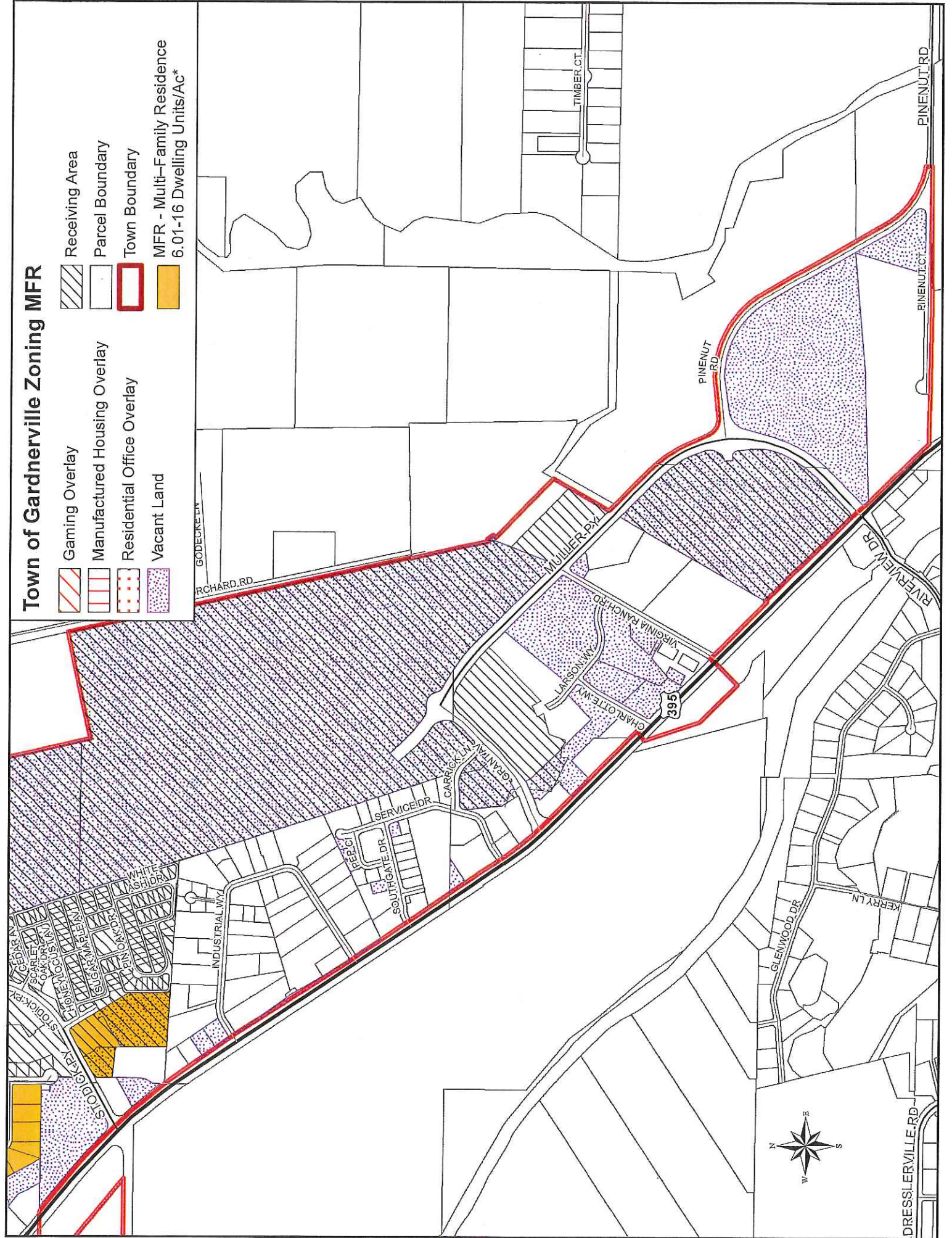
Commercial

RECEIVING AREA

MFR plus other Zones

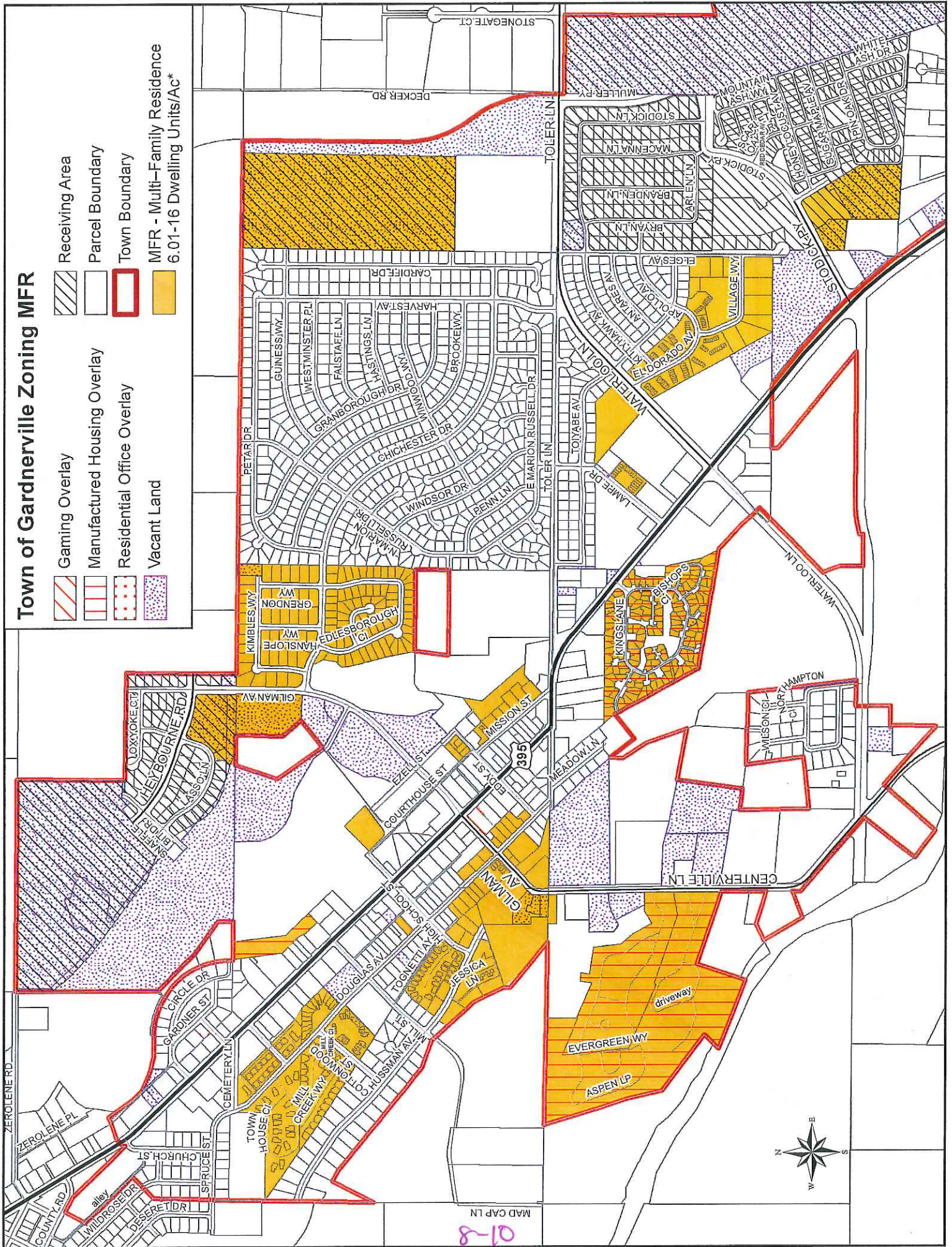
Town of Gardnerville Zoning MFR

- | | | | |
|--|------------------------------|---|--|
|  | Gaming Overlay |  | Receiving Area |
|  | Manufactured Housing Overlay |  | Parcel Boundary |
|  | Residential Office Overlay |  | Town Boundary |
|  | Vacant Land |  | MFR - Multi-Family Residence
6.01-16 Dwelling Units/Ac* |



Town of Gardnerville Zoning MFR

- Gaming Overlay
- Manufactured Housing Overlay
- Residential Office Overlay
- Vacant Land
- Receiving Area
- Parcel Boundary
- Town Boundary
- MFR - Multi-Family Residence 6.01-16 Dwelling Units/Ac*



018

Specific Standards (See section in chapter 20.668)	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
010. Accessory dwelling units	+	+	+	+	+	+	+	+	+	+	+
020. Airport related uses											+
030. Bed and breakfast	+	+	+								
040. Campground	+					+				+	
050. Day care center		+									
060. Drive-through uses	+	+	+	+	+	+	+	+	+	+	
065. Home Occupations	+	+	+	+	+	+	+	+	+		
070. Large group care of group home			+		+					+	
080. Multi-family housing (MFR zone)					+						
085 Multi-family housing (MCU zone)					+						
090. Open or subsurface mining										+	
100. Personal storage facility							+	+	+		
110. Recreational vehicles	+	+	+	+	+	+	+	+	+	+	+
120. Recycling facility							+	+	+		
130. Vehicle service center, convenience store with gasoline sales		+		+	+	+					
135. Independent congregate senior living community		+	+	+							
140. Service station conversion	+	+	+	+	+	+	+	+	+	+	
150. Sexually oriented businesses									+		
160. Vehicle sales		+		+	+	+					
170. Stationary tank storage (above ground)	+	+	+	+	+	+	+	+	+	+	+
180. Telecom. site	+	+	+	+	+	+	+	+	+	+	+
190. Telecom. facility	+	+	+	+	+	+	+	+	+	+	+
200. Wind energy conversion system, commercial										+	
210. Wind energy conversion system, commercial use test site											
220. Wind energy conversion system, Micro	+	+	+	+	+	+	+	+	+	+	+
230. Wind energy conversion system, small	+			+	+	+	+	+	+	+	+
240. Special Occasion Home		+	+	+	+	+					
250. Craft foods or alcoholic beverages (large and small)		+		+		+	+		+		
270. Indoor Gun Range	+	+		+		+	+		+	+	
280. Heliport							+				

TABLE 2

20.658.010 Non-residential district development standards (Table)

Minimum Development Standards	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
Minimum Net Lot Area (Square Feet except as noted) ^{6,8}	20000	1000	7500	10000	0	1 ac	1 ac	1 ac	10000	0	0
Average Lot Width (feet)	90	80	80	N/A	N/A	100	100	100	80	0	0
Average Coroner Lot Width (feet)	100	88	88	N/A	N/A	110	110	110	88	0	0
Front Setback (feet) ^{1,1a}	20	20	10	20	15	10	20	20	20	0	2
Rear Setback (feet) ^{1a,2,3,5}	20	10	5	2	10	2	10	10	2	10	2
Side Setback	20	2	2	2	2	2	10	10	2	10	2
Minimum (feet) ^{1a,3}											
Side Setback, Street side (feet) ^{1a,3}	15	15	10	15	15	10	20	15	15	15	2
Floor Area Ratio (Maximum Percentage)	35/50 ⁴	35/50 ⁴	35/50 ⁴	35/50 ⁴	35/50 ⁴	35/50 ⁴	35/50 ⁴	35/50 ⁴	35/50 ⁴	N/A	N/A
Maximum Structure Height (feet)	35	35	35	45	35 (7)	45	45	45	45	N/A	45

1 The required front setback may be reduced down to zero (0) feet for projects fronting on U.S. Highway 395 between the intersections of State Route 88 to the north and the Elges-Waterloo extension to the south, or as otherwise adopted for projects located in a specific plan. (rev. 8-2009) (20) - 134

1a The required front setback may be reduced down to zero(0) feet within non-residential zoning districts within the Town of Genoa, with the exception of properties fronting on the east and west sides of Main Street, south of Nixon Street/Genoa, and north of Carson Street. A minimum 40-foot front yard setback is required for properties located on the west side of Main Street, or a setback consistent with the adjacent existing structures. A minimum 20-foot setback is required for properties located on the east side of Main Street, or a setback consistent with adjacent or existing structures. The required side, street side, and rearsetback within non-residential zoning districts within the Town of Genoa may be reduced as required by the Uniform Building Code.

2 Except as required by the Uniform Building Code.

3 Side and rear yard setbacks shall be a minimum of 15 feet adjacent to a single-family residential district.

4 The maximum Floor Area Ratio shall be 35% for one story buildings and 50% for multi-story buildings. In the MUC zoning district, the maximum Floor Area Ratio may be increased to 75 percent when all other provisions of this title have been met.

5 For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of five feet.

6 Minimum net lot area includes all common areas, parking, landscaping and building areas associated with a project for the purposes of creating building envelopes or non-residential condominium units.

7 The height of structures within the MUC zoning district may be increased as provided in chapter 20.664.

8 Existing commercially zoned lots within the Towns of Gardnerville and Minden are exempt, if all other requirements of this title have been met.

9-12

MFR – with more Character than what is being proposed.

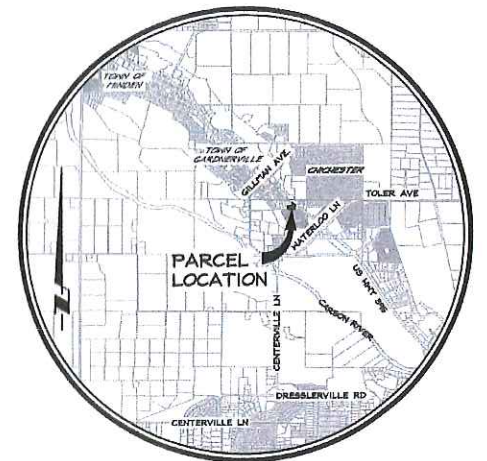


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Mixed Use. Commercial Below – Residential above .





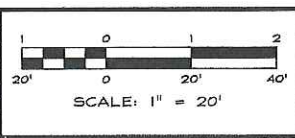
VICINITY MAP
SCALE 1" = 4,000'

PROJECT SUMMARY

A.P.N. 1220-04-101-024
OWNER: STAHL, MARTIN L. & LUDMILLA
267 SHADOW MOUNTAIN RD
GARDNERVILLE, NV 89460
(775) 690-5965
DEVELOPER: (SAME AS OWNER)
ENGINEER: R.O. ANDERSON ENGINEERING, INC.
P.O. BOX 2224
HINDEN, NEVADA 89423
(775) 782-2322
PROJECT ADDRESS: 1578 N HWY 395
GARDNERVILLE, NV 89410
EXISTING ZONING: NC
PROPOSED ZONING: MULTI-FAMILY RESIDENTIAL
(MAXIMUM DENSITY OF 16 UNITS PER AC.)
EXISTING MASTER PLAN: COMMERCIAL
PROPOSED MASTER PLAN: MULTI-FAMILY RESIDENTIAL
FLOOD ZONE: AO 1' & AE PER FIRM MAP PANEL 32005C0265G
DATED 06/15/2016
TOTAL AREA: 1.66± ACRES (72,310± SF)
OPEN SPACE:
REQUIRED: 15,078 SF (25%)
PROVIDED: 21,486 SF (30%)
BUILDINGS:
REQUIRED: 16,812 SF (23%)
PROVIDED: 5,674 SF (8%)
PAVED ACCESS:
REQUIRED: 21,325 SF (29%)
BUILDING SUMMARY:
EXISTING: 1,344 SF (TO BE REMOVED)
PROPOSED:
UNITS:
6-PLEX BUILDINGS: 1 (4,805 SF)
7-PLEX BUILDINGS: 1 (5,603 SF)
8-PLEX BUILDINGS: 1 (6,404 SF)
DENSITY: 12.65 UNITS/AC
PARKING:
REQUIRED: 42 SPACES (2 SPACES/UNIT)
PROVIDED:
GARAGE PARKING: 21 SPACES
TANDEN PARKING: 21 SPACES
GUEST PARKING:
REQUIRED: 5 (1 HC) (1 SPACE/4 UNITS)
PROVIDED:
RV PARKING: 3 (1 SPACE/6 UNITS)
REQUIRED: 3
BICYCLE:
REQUIRED: 4 (1 SPACE/5 UNITS)
PROVIDED: 4
PROJECT SETBACKS:
10' SIDE YARD, 10' REAR
5' ALONG ALL SIDE & REAR LOT LINES 7.5'
PUBLIC UTILITY EASEMENT:
ALONG ALL FRONT & STREET SIDE LOT LINES



NO.	DATE	REVISION	BLOCK	BY



R.O. Anderson
www.roanderson.com
NEVADA
1633 Corporate Ave
P.O. Box 2224
Hinden, NV 89423
P 775-782-2322
F 775-782-2024
CALIFORNIA
590 Tenth Pl, Suite A-2
South Lake Tahoe, CA 96150
P 530-650-1683
F 775-782-2024

**STAHL MPA AND ZONE CHANGE
MARTIN STAHL**

**CONCEPTUAL
DEVELOPMENT PLAN**

DRAWN: MAH	JOB: 0957-005
ENGINEER: ROA	DRAWING: DEV. PLAN
SCALE: 1"=20'	SHEET: 1
DATE: 06/01/16	OF: 1 SHEETS

RECEIVED
JUL 1 2016
DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

8-14



DOUGLAS COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
1594 ESMERALDA AVENUE
MINDEN, NEVADA 89423

Kelly Chase Working

ROUTING SHEET

To: Engineering: ☒ Building: ☒ Town of Gardnerville
GID: MGSD Other: _____

From: Douglas County Community Development Department

Date: 6/1/16 Application Number: DA 16-036 + 16-037

The Douglas County Community Development Department has received an application for:

- ☒ DEVELOPMENT APPLICATION: MPA + ZMA
☐ LAND DIVISION APPLICATION: _____

Planner: _____

Applicant: Martin Stahl

Project Address: 1378 N. Hwy 395, Gardnerville

APN 1200-04-101-029

The Applicant is requesting: MPA to change from Commercial to MFR + zoning from NC to MFR

Zoning District: NC Community Plan: M/A

Your comments and/or recommended conditions of approval must be submitted no later than 7/1/16.

Please reply to Coleen Thran-Zepeda, Development Coordinator, by phone (775) 782-9012, email ctzepeda@douglasnv.us, or in room 221 at the Minden Inn.

Comments (attach additional sheets as necessary): _____

PC
9/13

BOCC
10/6



DOUGLAS COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
1594 Esmeralda Avenue
Post Office Box 218
Minden, Nevada 89423
TEL (775) 782-6217
FAX (775) 782-9007
www.douglascountynv.gov

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JUN 01 2016
DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

DEVELOPMENT APPLICATION

FOR STAFF USE ONLY

DA 16-036 CTB 6-1-16
File Number Receipt Number Received By Date
Town: Gard. Floodplain Zone: Zoning: NC
Master Plan Land Use: FIRM # & Date: Case Planner:
Regional/Community Plan: m/a Wellhead Protection Area (s):

INSTRUCTIONS TO APPLICANT

The following application form is provided for persons to submit a **Development Application** with Douglas County. As an applicant, you must complete this form and incorporate all requested information, as prescribed by the submittal requirements, before the application is accepted by the Community Development Department.

A. Application for (check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Abandonment | <input type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Variance, Major |
| <input type="checkbox"/> Design Review, Major | <input type="checkbox"/> Variance, Minor |
| <input type="checkbox"/> Design Review, Minor | <input checked="" type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> Design Review, Accessory Dwelling Unit | <input type="checkbox"/> Zoning Text Amendment |
| <input type="checkbox"/> Agreement (Development/Reim./Affordable Housing) | Modifications to Existing Development Approvals: |
| <input checked="" type="checkbox"/> Master Plan Map Amendment | <input type="checkbox"/> Modification, Major |
| <input type="checkbox"/> Master Plan Text Amendment | <input type="checkbox"/> Modification, Minor |

B. Project Location

Street Address (if available): 1378 N. HWY 395
Assessor's Parcel Number(s): 1220-04-101-029
Approximately 72.18 Feet ~~NORTH~~ South of Toler Ln/Douglas Ave
(Circle one) (Street Name)
Approximately 0 Feet ~~EAST~~ West of HWY 395
(Circle one) (Street Name)

C. Project Description

The applicant requests: A Master Plan Amendment to change the Master Plan Designation from Commercial to Multi-Family Residential and the Zoning designation from Neighborhood Commercial to Multi-Family Residential, on a 1.66 acre parcel, located within the town of Gardnerville in the Minden/Gardnerville Community Plan.

List any previous applications that have been filed for this site: BLA Doc# 588625 Recorded Sept. 3, 2003

APPLICANT:

Contact Name: Martin Stahl Company: _____
Address: 287 Shadow Mountain Rd, City/State/Zip: Gardnerville, NV 89460
Telephone No: () 775 690-5965 Fax No: () 775 782-2721
E-mail Address: martinstahl@aol.com

OWNER:

Contact Name: Martin Stahl Company: _____
Address: 287 Shadow Mountain Rd. City/State/Zip: Gardnerville, NV 89460
Telephone No: () 775 690-5965 Fax No: () 775 782-2721
E-mail Address: martinstahl@aol.com

ENGINEER/REPRESENTATIVE:

Contact Name: Keith Ruben Company: R. O. Anderson Engineering, Inc.
Address: 1603 Esmeralda Ave. City/State/Zip: Minden, NV 89423
Telephone No: () 775 - 215-5015 Fax No: () _____
E-mail Address: kruben@roanderson.com

LETTER OF AUTHORIZATION

This letter shall serve to notify and verify that I/we am/are the legal owner(s) of the property being considered under this application and do hereby authorize the above representative to file and represent my/our interest in this application.

I/we am/are the legal owner(s) of said property; have read the foregoing Letter of Authorization and know the contents thereof; and so hereby certify (or declare) under penalty of perjury under the laws of the State of Nevada that the information contained in this application is true and correct.

OWNER(s) of RECORD: (Include extra sheets if necessary)

MARTIN L. STAHL Martin L. Stahl 5/17/16
Printed Name Signature Date

Printed Name Signature Date

Note: For permits requiring a public hearing, this application must include the names of all owners and, if a corporation, all stockholders and officers (Douglas County Code 20.04.010).

I certify under penalty of perjury that I am the applicant and that the foregoing statements and answers contained herein and the information herein submitted, are in all respects true and correct. I also certify that all plans and submittal requirements are in accordance with the Nevada Revised Statutes and Douglas County Code, have been drawn to a standard engineering scale (e.g., 1"=10', 1"=20', 1"=30') that is appropriate to the project size, and clearly define and identify all of the required information.

APPLICANT/APPLICANT'S REPRESENTATIVE:

MARTIN L. STAHL Martin L. Stahl 5/17/16
Printed Name Signature Date



DOUGLAS COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
1594 Esmeralda Avenue
Post Office Box 218
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FAX (775) 782-9007
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RECEIVED

JUN 01 2016

DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

DEVELOPMENT APPLICATION

FOR STAFF USE ONLY

DA
16-037

File Number: 16-037 Receipt Number: Aard Received By: CTZ Date: 6-1-16

Town: Floodplain Zone: Zoning: NC

Master Plan Land Use: FIRM # & Date: Case Planner:

Regional/Community Plan: m/a Wellhead Protection Area (s):

INSTRUCTIONS TO APPLICANT

The following application form is provided for persons to submit a **Development Application** with Douglas County. As an applicant, you must complete this form and incorporate all requested information, as prescribed by the submittal requirements, before the application is accepted by the Community Development Department.

A. Application for (check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Abandonment | <input type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Variance, Major |
| <input type="checkbox"/> Design Review, Major | <input type="checkbox"/> Variance, Minor |
| <input type="checkbox"/> Design Review, Minor | <input checked="" type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> Design Review, Accessory Dwelling Unit | <input type="checkbox"/> Zoning Text Amendment |
| <input type="checkbox"/> Agreement (Development/Reim./Affordable Housing) | Modifications to Existing Development Approvals: |
| <input checked="" type="checkbox"/> Master Plan Map Amendment | <input type="checkbox"/> Modification, Major |
| <input type="checkbox"/> Master Plan Text Amendment | <input type="checkbox"/> Modification, Minor |

B. Project Location

Street Address (if available): 1378 N. HWY 395

Assessor's Parcel Number(s): 1220-04-101-029

Approximately 72.18 Feet ~~NXXXX~~ South of Toler Ln/Douglas Ave

(Circle one) (Street Name)

Approximately 0 Feet ~~NXXXX~~ West of HWY 395

(Circle one) (Street Name)

C. Project Description

The applicant requests: A Master Plan Amendment to change the Master Plan Designation from Commercial to Multi-Family Residential and the Zoning designation from Neighborhood Commercial to Multi-Family Residential, on a 1.66 acre parcel, located within the town of Gardnerville in the Minden/Gardnerville Community Plan.

List any previous applications that have been filed for this site: BLA Doc# 588625 Recorded Sept. 3, 2003

APPLICANT:

Contact Name: Martin Stahl Company: _____
Address: 287 Shadow Mountain Rd, City/State/Zip: Gardnerville, NV 89460
Telephone No: () 775 690-5965 Fax No: () 775 782-2721
E-mail Address: martinstahl@aol.com

OWNER:

Contact Name: Martin Stahl Company: _____
Address: 287 Shadow Mountain Rd. City/State/Zip: Gardnerville, NV 89460
Telephone No: () 775 690-5965 Fax No: () 775 782-2721
E-mail Address: martinstahl@aol.com

ENGINEER/REPRESENTATIVE:

Contact Name: Keith Ruben Company: R. O. Anderson Engineering, Inc.
Address: 1603 Esmeralda Ave. City/State/Zip: Minden, NV 89423
Telephone No: () 775 - 215-5015 Fax No: () _____
E-mail Address: kruben@roanderson.com

LETTER OF AUTHORIZATION

This letter shall serve to notify and verify that I/we am/are the legal owner(s) of the property being considered under this application and do hereby authorize the above representative to file and represent my/our interest in this application.

I/we am/are the legal owner(s) of said property; have read the foregoing Letter of Authorization and know the contents thereof; and so hereby certify (or declare) under penalty of perjury under the laws of the State of Nevada that the information contained in this application is true and correct.

OWNER(s) of RECORD: (Include extra sheets if necessary)

MARTIN L. STAHL Martin L. Stahl 5/14/16
Printed Name Signature Date

Printed Name Signature Date

Note: For permits requiring a public hearing, this application must include the names of all owners and, if a corporation, all stockholders and officers (Douglas County Code 20.04.010).

I certify under penalty of perjury that I am the applicant and that the foregoing statements and answers contained herein and the information herein submitted, are in all respects true and correct. I also certify that all plans and submittal requirements are in accordance with the Nevada Revised Statutes and Douglas County Code, have been drawn to a standard engineering scale (e.g., 1"=10', 1"=20', 1"=30') that is appropriate to the project size, and clearly define and identify all of the required information.

APPLICANT/APPLICANT'S REPRESENTATIVE:

MARTIN L. STAHL Martin L. Stahl 5/14/16
Printed Name Signature Date

June 1, 2016

Via Hand Delivery

Douglas County Community Development
P.O. Box 218
Minden, NV 89423

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DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

**Statement of Justification and Detailed Description
A Master Plan Amendment and Zoning Map Amendment
1378 N. HWY 395, Gardnerville, NV
APN 1220-04-101-029**

To Whom It May Concern:

Please consider this letter our statement of justification and detailed description on behalf of the owner, Martin Stahl, for the submittal of a Master Plan Amendment and the submittal of a Zoning Map Amendment to change the master plan designation from Commercial to Multi-Family Residential and to change the zoning designation from Neighborhood Commercial to Multi-Family Residential (maximum density of 16 units per acre; $1.66 \times 16/\text{acre} = 26.56$ units; min net lot area = 9,000). The project site is located as Assessor's Parcel Number 1220-04-101-029 and consists of approximately 1.66 acres. It is addressed as 1378 N. HWY 395, Gardnerville, NV; it is within the Minden/Gardnerville Community plan, Town of Gardnerville.

The project site is located on the southwest side of U. S. Highway 395 (Main Street) southeast of Toler Avenue and northwest of Waterloo Lane. It is just north of the Kingslane subdivision. Per the Assessor's database the property has a restaurant building with an attached garage. The parcel is within a Special Flood Hazard area, having floodplain designations of AO (Depth 1) and AE as per the FEMA FIRM 32005C0253H dated July 9, 2015.

The applicant is requesting a Master Plan Amendment to change the master plan designation from Commercial to Multi-Family Residential and is requesting a Zoning Map Amendment to change the zoning designation on the parcel from Neighborhood Commercial to Multi-Family Residential, in order to construct a multi-family residential development. The surrounding properties consist of the following:

Relation to Parcel	Master Plan designation	Zoning designation	Current Use
South	Multi-Family Residential	Multi-family residential	Kingslane Mobile Home Subdivision
West	Commercial	Neighborhood Commercial	Retail Building

June 1, 2016
 Martin Stahl MPA& ZMA
 Statement of Justification and Detailed Description
 Page 2 of 16

North/adjacent	Commercial	Neighborhood Commercial	Four Multi-family Apartment Units / Funeral Home
North/across U.S. Hwy 395	Commercial	Neighborhood Commercial	Motel / Restaurant
East/adjacent	Commercial	Neighborhood Commercial	Real Estate Office
East/across U.S. Hwy 395	Commercial	Neighborhood Commercial	Preschool/Park strip

Detailed Description of the Conceptual plan for the parcel:

At this time the multi-family concept consists of three separate structures with approximately 20 – 22 residential units. Each unit will have approximately 1,300 square feet of living space and will provide one covered parking space with additional guest parking as required per Douglas County Title 20 and the Design Guidelines for Multi-Family Residential. The applicant is currently working on a design for the living units and the required amenities, such as parking, landscaping, open space, and emergency access, as is required per Douglas County Code 20.664.120 Multi-family housing (multi-family residential zoning district). *(Please refer to the conceptual floor plans, exterior elevations and development plan provided)*

The applicant is aware that due to the nature of the flood zone designations of AO D1 and AE on the site, that during the Design Review application process of the project, that a Flood Impact Study, along with a Conceptual Drainage Study, Grading and Drainage Plan will be required with the application submittal for review by the Douglas County Engineering staff to verify the impacts to adjacent and neighboring parcels with the development of this site. The type of construction of the structures will also be verified by the Building Division with the Design Review submittal, to meet FEMA's standards for constructing in the Special Flood Hazard Area. Any type of construction, be it residential or commercial would require the same level of evaluation for construction in the special flood hazard area.

The applicant has provided a Traffic and Impact Study, prepared by Solaegui Engineers, as is required by this application. The recommendations and conclusions from the study indicate that the proposed conceptual multi-family project will have little impact on the adjacent street network. The engineer does make the recommendation that with the development of the site,

June 1, 2016

Martin Stahl MPA& ZMA

Statement of Justification and Detailed Description

Page 3 of 16

that access to the project be provided from a single driveway that is shared with the adjacent property owner, to the east, a real estate office. It is also recommended that the driveway continue to allow the full turning movements so sight distance can be maintained. In addition any required signing, striping and traffic control improvements are required to comply with Douglas County and the Nevada Department of Transportation.

The following is our analysis of the required findings for a Master Plan Amendment and the findings for a Zoning Map Amendment; per Douglas County Code Sections 20.608.040 and 20.610.050:

Findings for a Master Plan Amendment 20.608.040:

The planning commission and the board shall, in approving an amendment to the master plan land use map or text, make the following findings:

A. The proposed amendment is consistent with the policies embodied in the adopted master plan and the applicant has demonstrated the amendment promotes the overall goals and objectives of the master plan and has demonstrated a change in circumstances since the adoption of the plan that makes it appropriate to reconsider one or more of the goals and objectives of land use designations.

Comment:

The requested master plan designation of Multi-Family Residential is consistent with the policies in the 2011 Master Plan. "This designation supports the highest density planned in Douglas County. Development ranges from no less than six to a maximum of 16 dwelling units per acre. Multi-Family Residential provides opportunities for mixed-use projects that can encourage downtown revitalization and realize efficiencies in the utilization of public services and facilities. The Multi-Family Residential land use is located in the Urban Service Areas of Minden, Gardnerville, Gardnerville Ranchos, and Indian Hills." This project provides the opportunity to revitalize a parcel that has been vacant at times and has seen a constant turnover of unsuccessful commercial uses. It will be able to utilize existing public services and facilities. The proposed Master Plan Amendment is within an established urban area, which further supports the land use policies embodied in the

June 1, 2016

Martin Stahl MPA& ZMA

Statement of Justification and Detailed Description

Page 4 of 6

adopted Master Plan and the Minden/Gardnerville Community Plan. As pursuant to Section 20.650.010 of the Douglas County Code, the purpose of the Multi-Family Residential district is intended for the development of high-density residential areas with a variety of housing options, including small lot multi-family projects within existing urban services areas of Gardnerville.

B. The proposed amendment is based on a demonstrated need for additional land to be used for the proposed use, and that the demand cannot be reasonably accommodated within the current boundaries of the area.

Comment:

This project provides the opportunity to revitalize a parcel that has been vacant at times and has seen a constant turnover of unsuccessful commercial uses. The property owner wishes to utilize the property to a better potential, and in order to do so, a change of land use and zoning is required. As per MG Policy 1.12 of the Master Plan, "Multi-family residential projects shall be located within the urban service and receiving areas of Minden and Gardnerville. Multi-family residential projects shall be located within a reasonable proximity to major roadways, commercial centers, emergency services, schools, pedestrian trails, and other urban services." The proposed project is conveniently located to U.S. Hwy 395, and to existing, established commercial centers, schools and emergency services, that are well within walking distance from the project site.

C. The proposed amendment would not materially affect the availability, adequacy, or level of service of any public improvement serving people outside of the applicant's property and will not be inconsistent with the adequate public facilities policies contained in chapter 20.100 of this title;

Comment:

There are existing services on site, such as sewer and water services, phone, cable, electric and gas services, in addition to those in close proximity to the site. The applicant has made initial contact to the existing service providers, to plan for the proposed project and has discussed the matter of upgrading services, when the time comes to develop the site.

June 1, 2016

Martin Stahl MPA& ZMA

Statement of Justification and Detailed Description

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D. The proposed amendment is compatible with the actual and master planned use of the adjacent properties and reflects a logical change to the boundaries of the area in that it allows infrastructure to be extended in efficient increments and patterns, it creates a perceivable community edge as strong as the one it replaces, and it maintains relatively compact development patterns. (Ord. 1001, 2002; Ord. 763, 1996)

Comment:

As stated in the Project Description the project site is bordered to the south and adjacent north by Multi-family uses, such as a small apartment building and the Kingslane Mobile Home Subdivision. To the immediate west is a small retail building and north across U.S. Hwy 395 is a motel, restaurant and backyard area of a preschool. Changing the master plan designation from commercial to multi-family residential allows the parcel to be developed as proposed meeting the Master Plan policies MG 1.12 and MG 1.13 to encourage the intermixing of multi-family residential projects within commercial and other residential neighborhoods whenever possible. In addition, as per the MG Policy 2.10 "Improve U.S. Highway 395's image, Old Town and the 'S' curve continue to be a priority investment district." This request to change the master plan to multi-family residential provides that the property owner is investing in improving this parcel and providing an opportunity to revitalize a parcel that has been vacant at times and has seen a constant turnover of unsuccessful commercial uses.

Findings for Zoning Map Amendment 20.610.050:

When approving a zoning text or map amendment the planning commission and the board must make the following findings:

A. That the proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;

Comment: The requested zoning designation of Multi-Family Residential is consistent with the policies in the 2006 Master Plan and the requested land use designation. The proposed ZMA is within an established urban area, which further supports the land use policies embodied in the adopted Master Plan and the Minden/Gardnerville Community Plan. As pursuant to Section 20.650.010 of the Douglas County Code, the purpose of the

June 1, 2016

Martin Stahl MPA& ZMA

Statement of Justification and Detailed Description

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Multi-Family Residential district is intended for the development of high-density residential areas with a variety of housing options, including small lot multi-family projects, within existing urban services areas of Gardnerville.

B. That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title;

Comment: The development complies with the adequate facilities ordinance, and is consistent with Title 20 of Douglas County Code.

C. That the proposed amendment is compatible with the actual and master planned use of the adjacent properties.

Comment: The project site is within the urban area boundary of the Town of Gardnerville. Per the Minden/Gardnerville Community Plan of the Master Plan the project site is within the area designated as Old Town and the 'S' curve of the Town of Gardnerville. Changing the zoning designation from neighborhood commercial to multi-family residential allows the property owner to meet the Master Plan MG Policy 2.10 "Improve U.S. Highway 395's image. Old Town and the 'S' curve continue to be a priority investment district" as the property owner is investing in improving this parcel and providing an opportunity to revitalize a parcel that has been vacant at times and has seen a constant turnover of unsuccessful commercial uses. In addition, the request to change the zoning from neighborhood commercial to multi-family residential meets the Master Plan policies MG 1.12 and MG 1.13 to encourage the intermixing of multi-family residential projects within commercial and other residential neighborhoods whenever possible.

Thank you for your consideration regarding this project.

Sincerely,

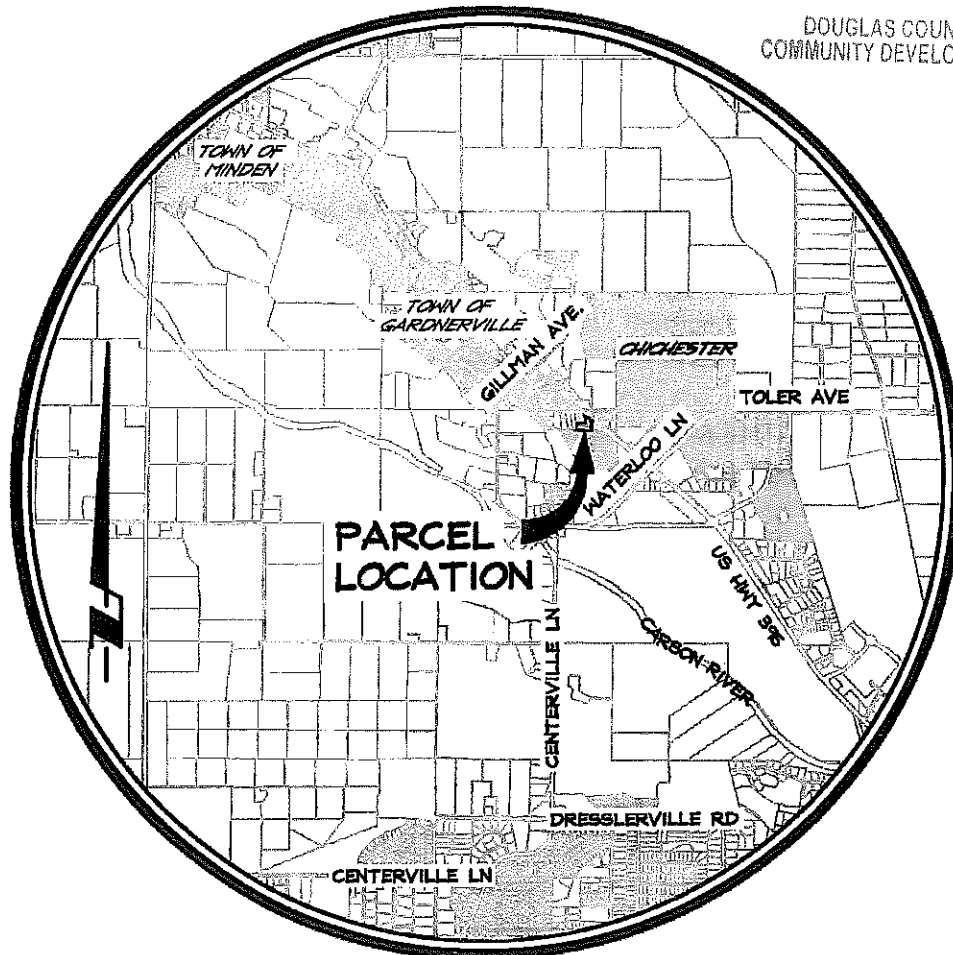
R.O. ANDERSON ENGINEERING, INC.


Tammy J. Kinsley,
Associate Planner

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VICINITY MAP

SCALE 1" = 4,000'

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f 775.782.7084

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Suite A-2
South Lake Tahoe, CA 96150
p 530.600.1660
f 775.782.7084

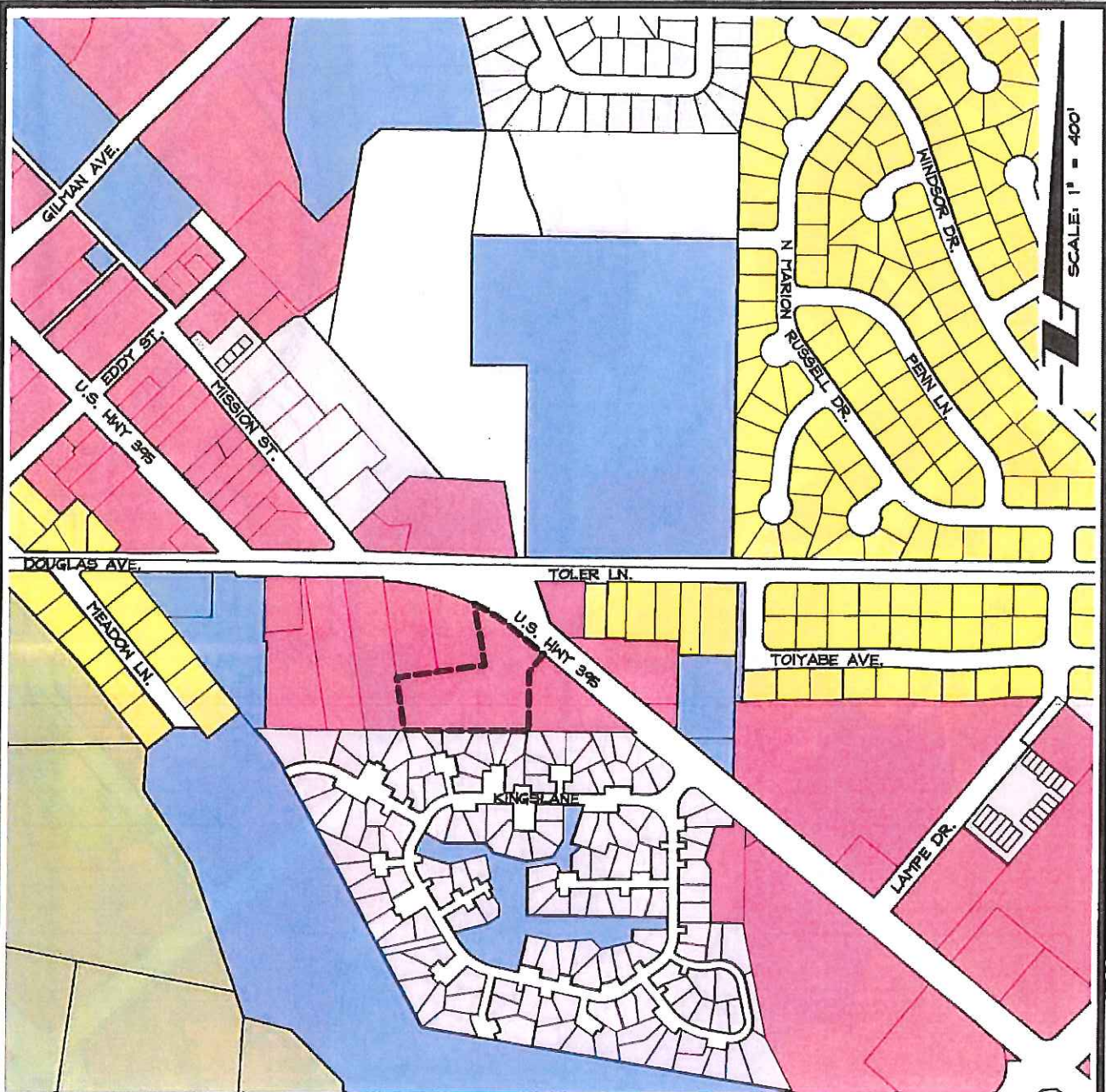
VICINITY MAP
APN 1220-04-101-029
MARTIN STAHL MPA & ZMA

0957-005

06/01/16

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LEGEND

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| COMMUNITY FACILITIES | SINGLE FAMILY RESIDENTIAL |
| COMMERCIAL | PROJECT BOUNDARY |
| MULTI-FAMILY RESIDENTIAL | |

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South Lake Tahoe, CA 96150
p 530.600.1660
f 775.782.7084

EXISTING MASTER PLAN

APN 1220-04-101-029

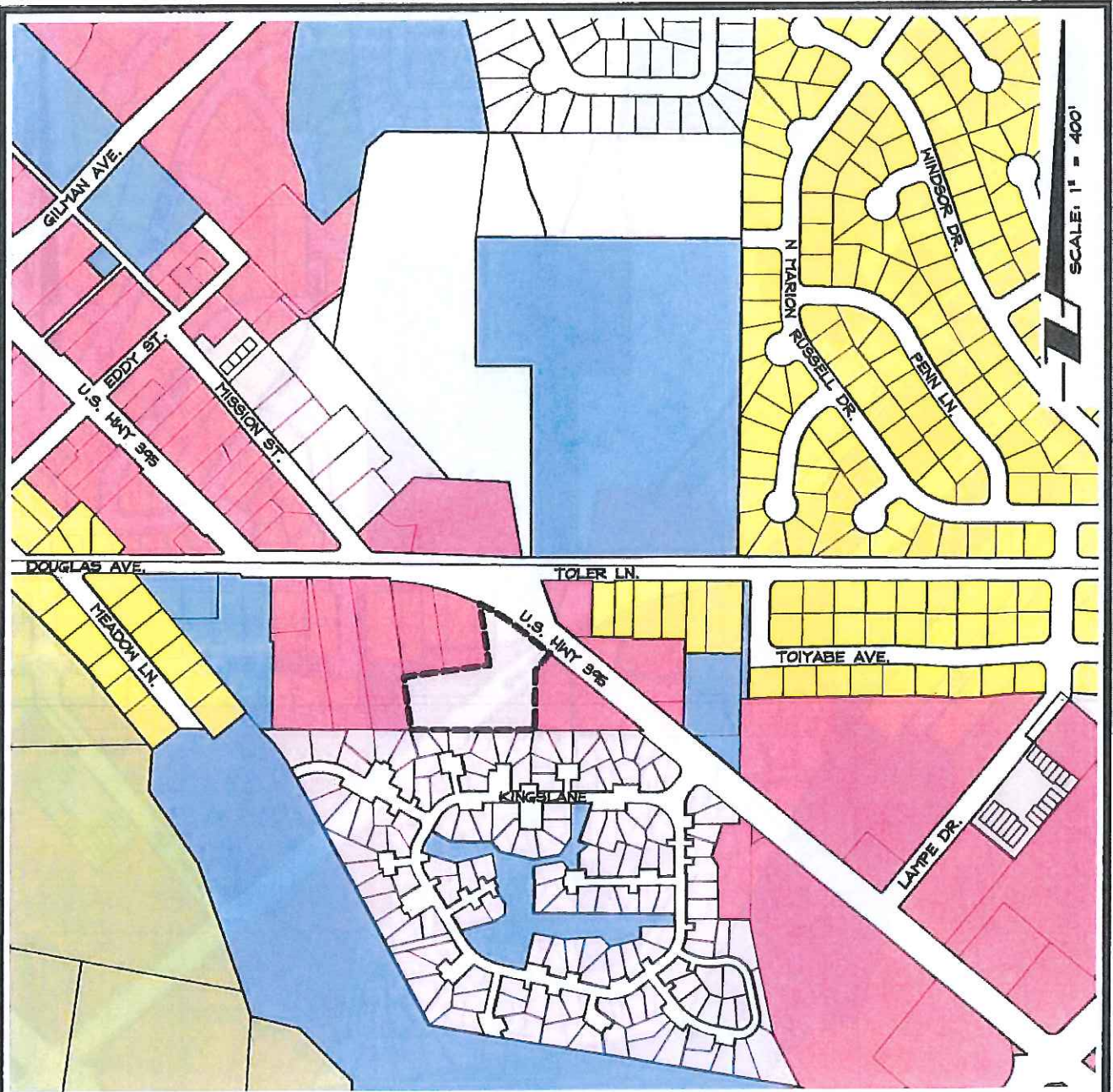
MARTIN STAHL MPA & ZMA

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06/01/16

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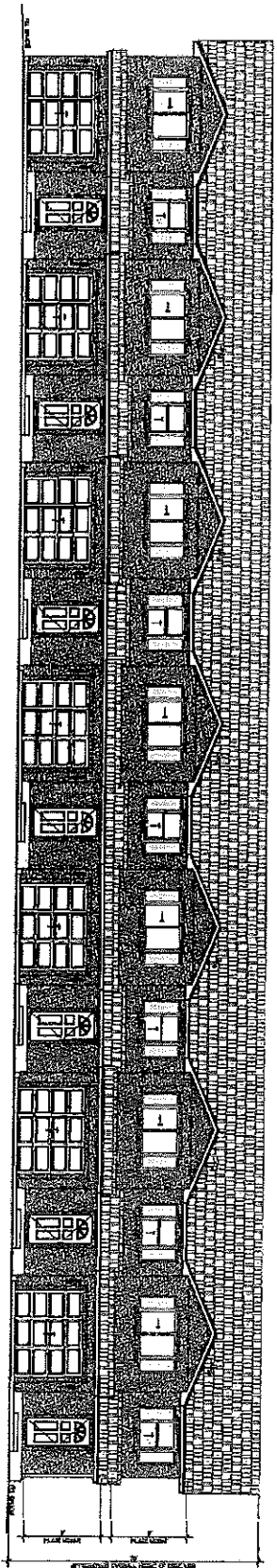
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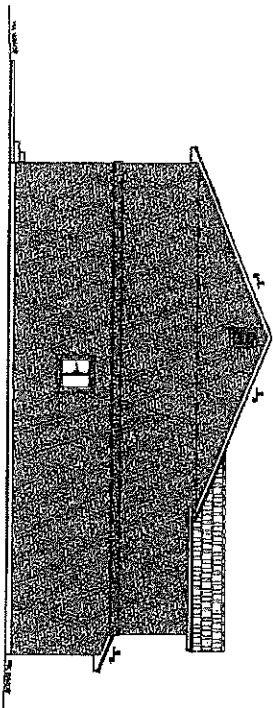
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COMMUNITY FACILITIES	SINGLE FAMILY RESIDENTIAL
COMMERCIAL	PROJECT BOUNDARY
MULTI-FAMILY RESIDENTIAL	

R/O Anderson WWW.ROANDERSON.COM		PROPOSED MASTER PLAN	
NEVADA 1603 Esmeralda Ave P.O. Box 2229 Minden, NV 89423 p 775.782.2322 f 775.782.7084		CALIFORNIA 595 Tahoe Keys Blvd Suite A-2 South Lake Tahoe, CA 96150 p 530.600.1660 f 775.782.7084	
		APN 1220-04-101-029	
		MARTIN STAHL MPA & ZMA	
		0957-005	
		06/01/16	

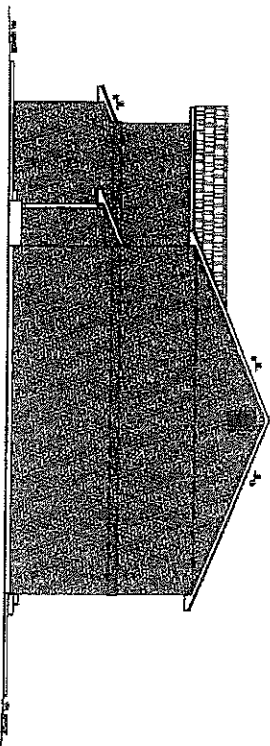
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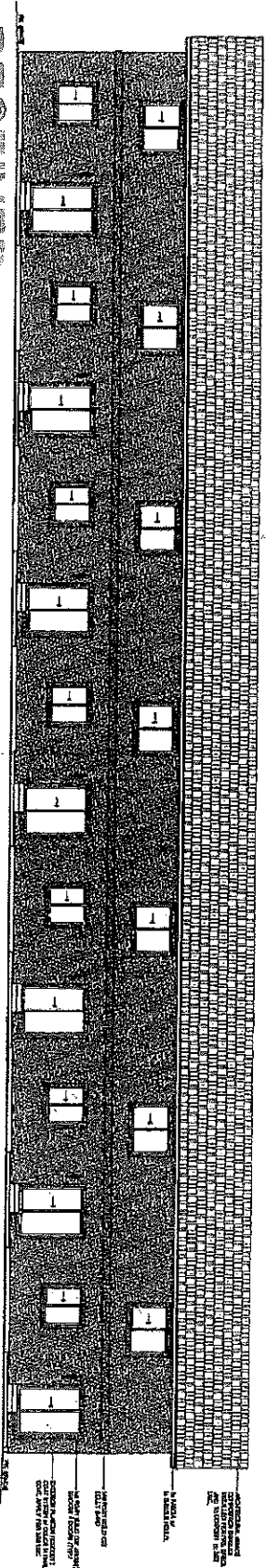
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



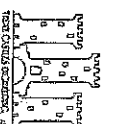
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DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

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PROJECT: PROPOSED APARTMENT COMPLEX
OWNER: MARTIN & LUDMILLA STAHL
1378 N. HWY. 395
GARDNERVILLE, NV
A.P.N. 1220-04-101-029

DATE: 06/01/16
BY: [Signature]

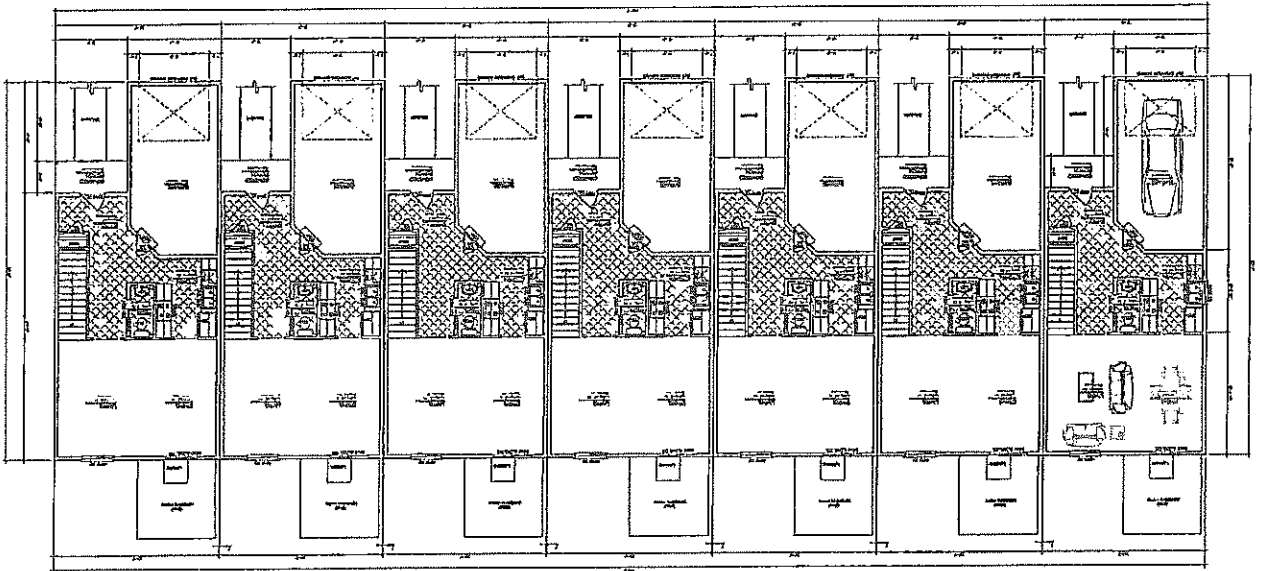
PROPOSED APARTMENT COMPLEX
OWNERS: MARTIN & LUDMILLA STAHL
1378 N. HWY. 395
GARDNERVILLE, NV
A.P.N. 1220-04-101-029

PROJECT

CONTRACTOR

A20
SHEET

P-30



1ST STORY FLOOR PLAN

NOT TO SCALE
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE NOTED
 SEE SHEET 2 FOR CONTINUATION

SHEET
 A10

CONTRACTOR

PROJECT
 PROPOSED APARTMENT COMPLEX
 OWNERS: MARTIN & LUDWIG STALL
 1376 N. HWY. 395
 GARDNERVILLE, NV.
 A.P.N. 122004-101-029

DATE: 06/01/14

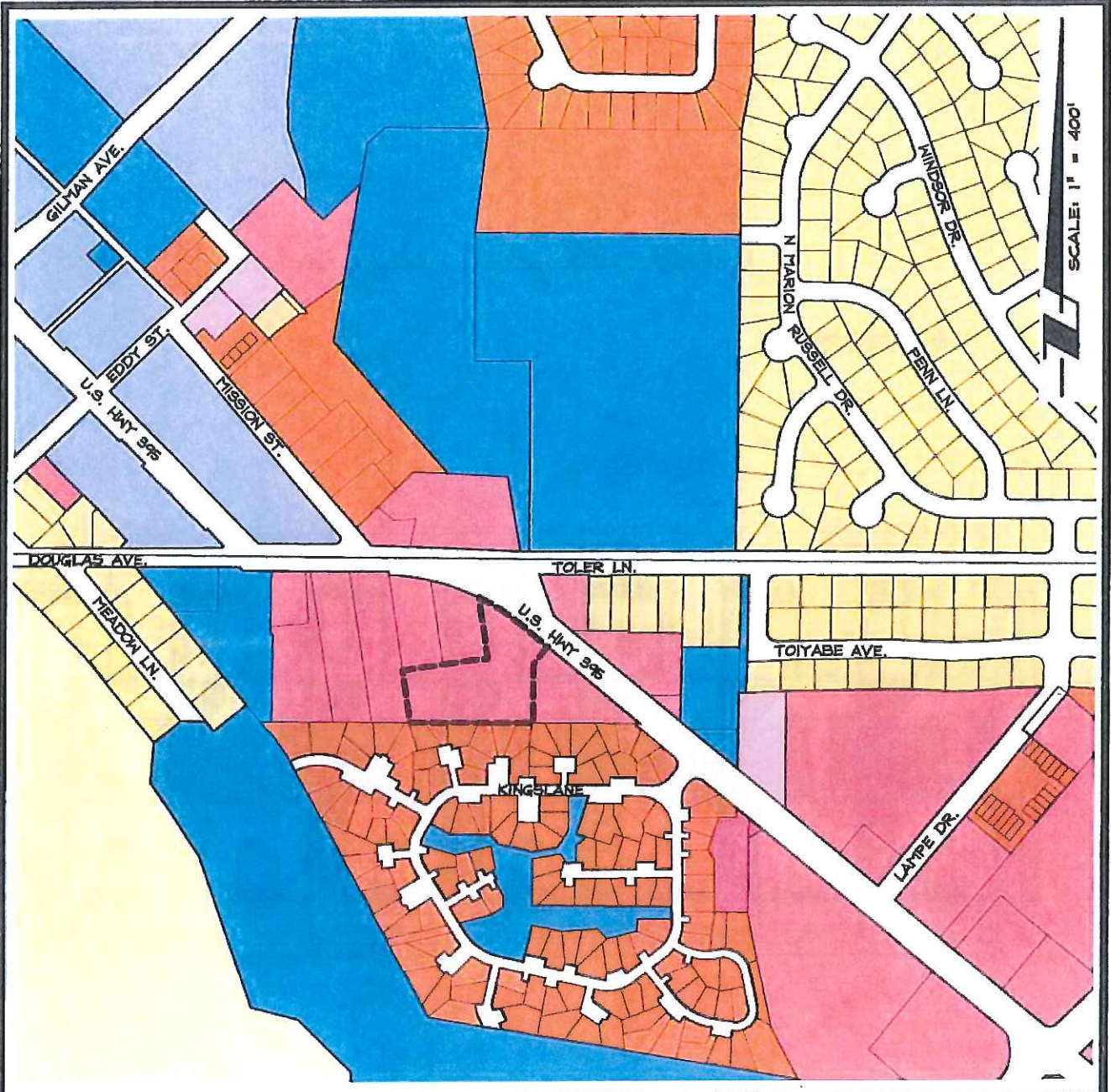


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DOUGLAS COUNTY
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LEGEND		
SFR-8000	MUC	PROJECT BOUNDARY
MFR	OC	
NC	SFR-1	
PF	GC	

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CALIFORNIA
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Suite A-2
South Lake Tahoe, CA 96150
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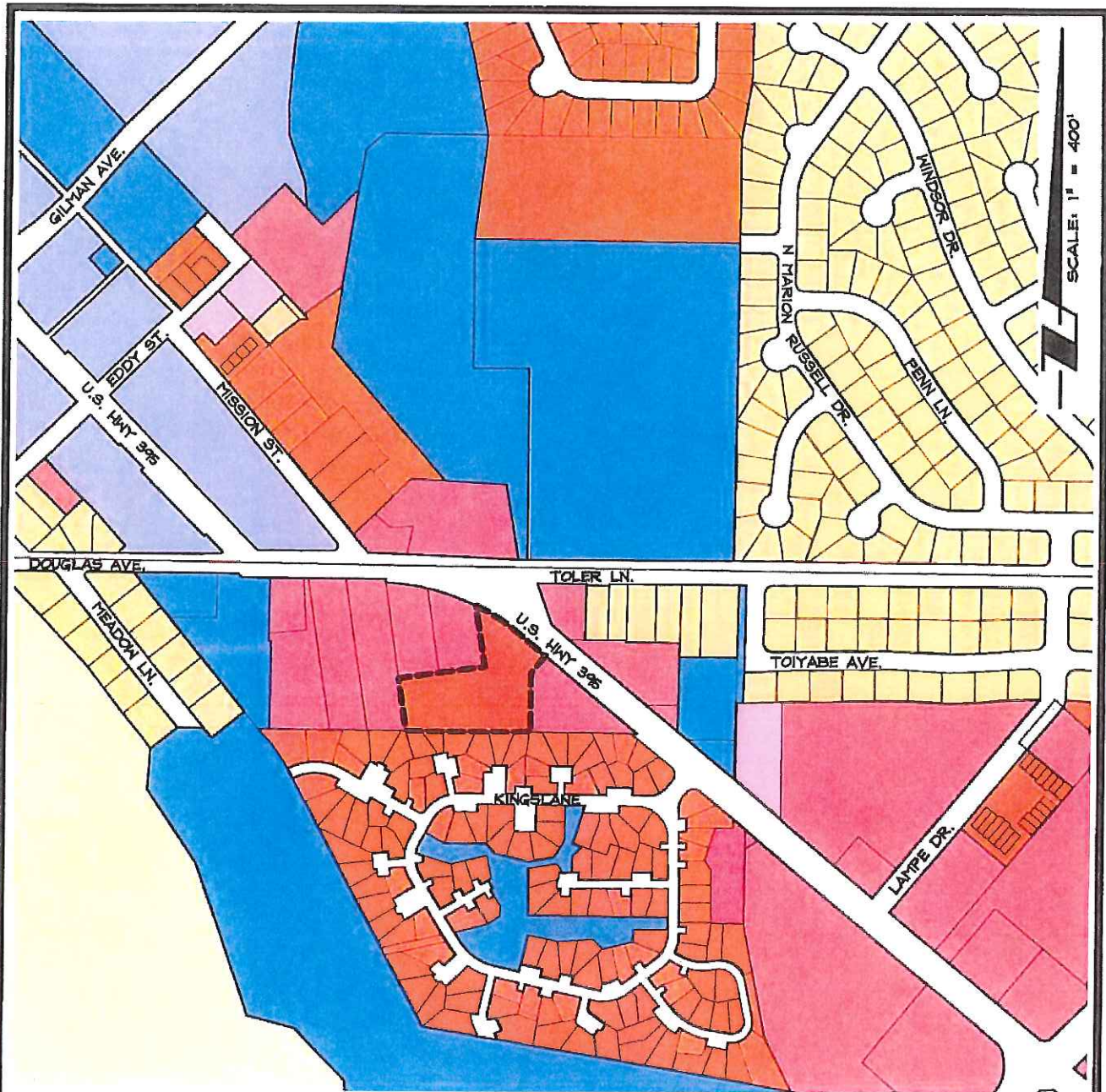
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EXISTING ZONING
APN 1220-04-101-029
MARTIN STAHL MPA & ZMA

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LEGEND		
SFR-8000	MUC	PROJECT BOUNDARY
MFR	OC	
NC	SFR-1	
PF	GC	

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f 775.782.7084

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f 775.782.7084

PROPOSED ZONING
APN 1220-04-101-029
MARTIN STAHL MPA & ZMA

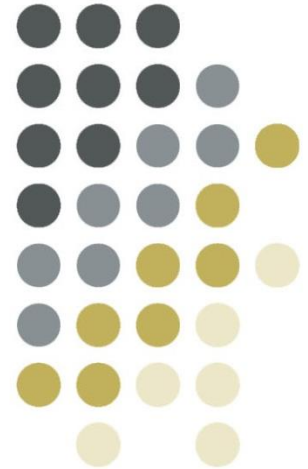
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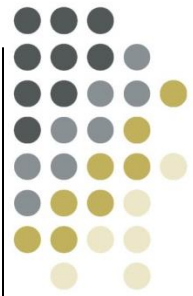
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8-34

Master Plan Amendment and Zone Change for Martin Stahl 1378 N. Highway 395, Gardnerville

Town of Gardnerville – Town Board Meeting
August 2, 2016





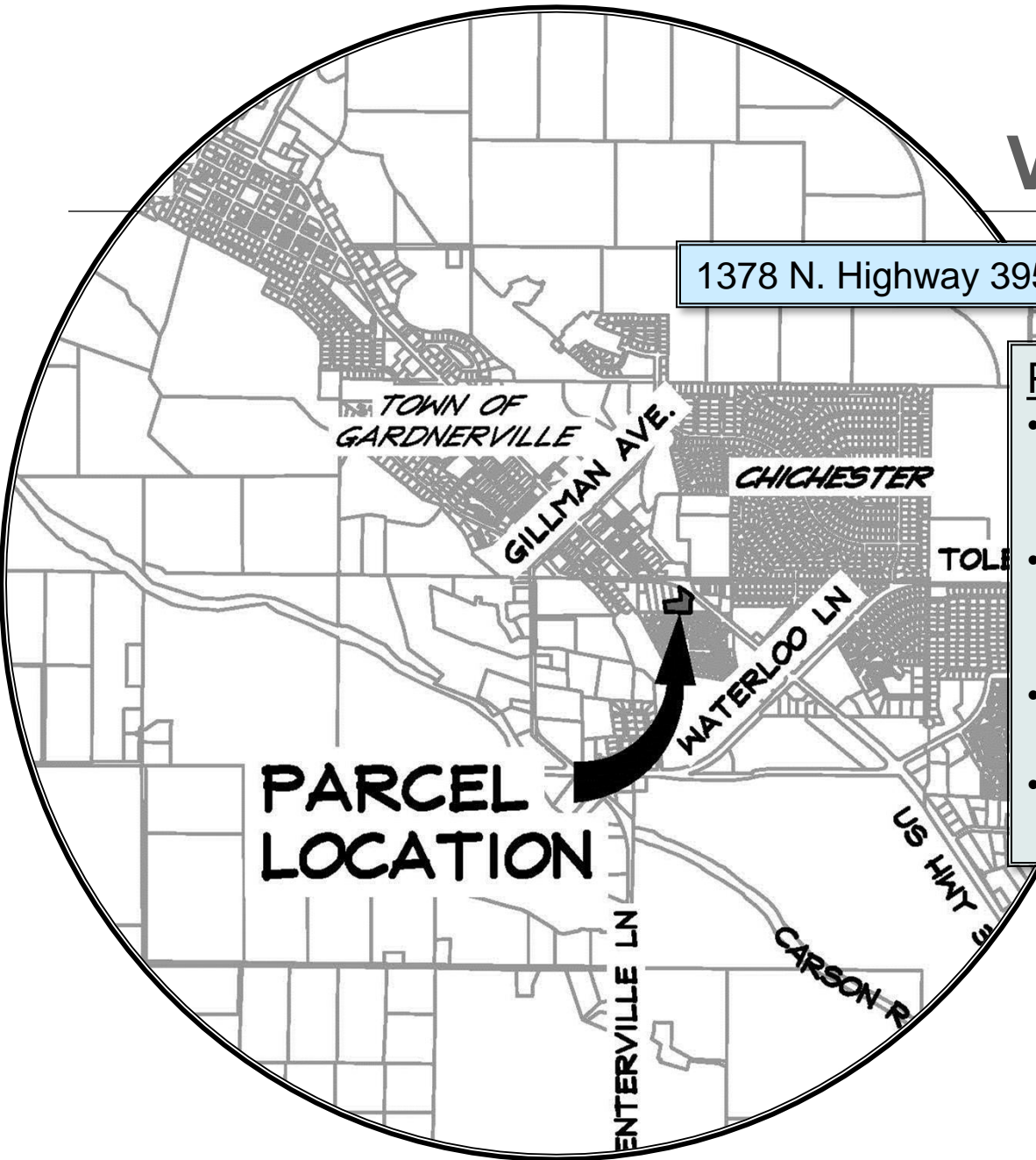
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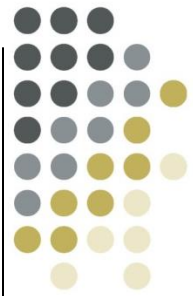
1378 N. Highway 395 Gardnerville, NV

Project Site:

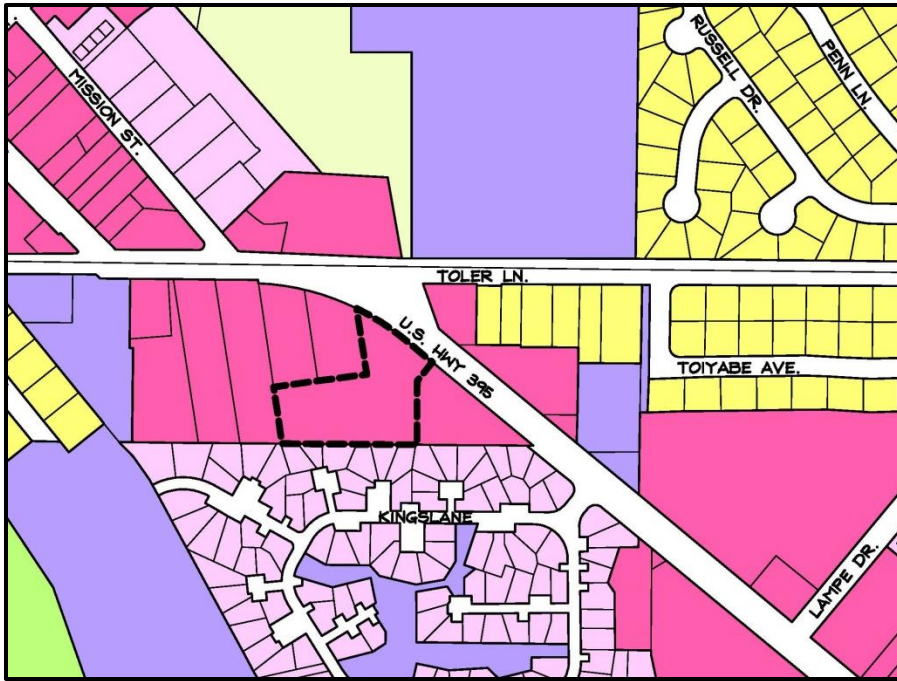
- Existing Master Plan is Commercial
- Existing Zoning designation is Neighborhood Commercial
- Within the Town of Gardnerville
- Current use is a vacant building with parking lot.

**PARCEL
LOCATION**

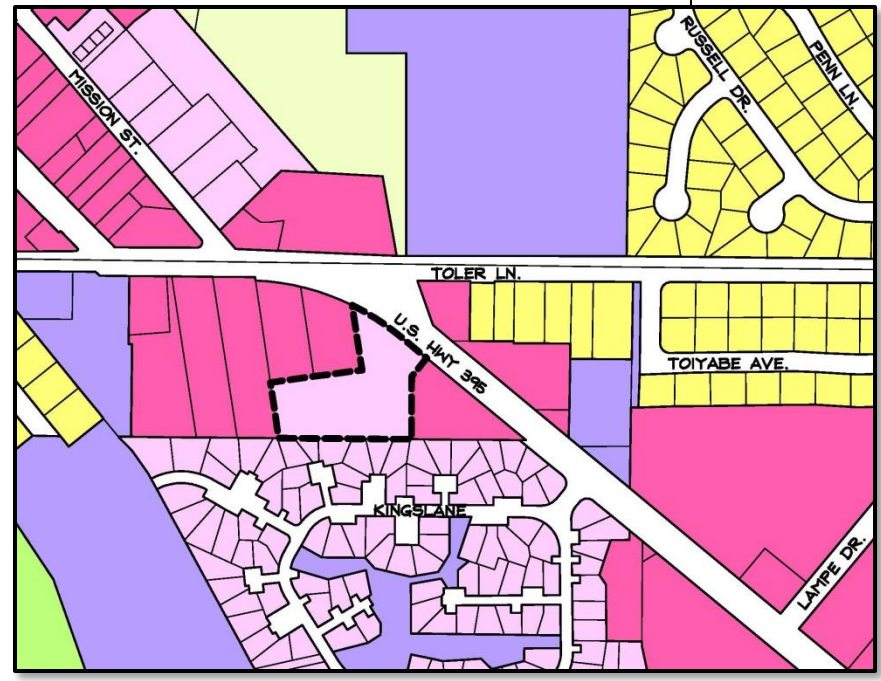




Master Plan Amendment Request



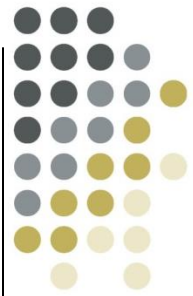
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COMMERCIAL



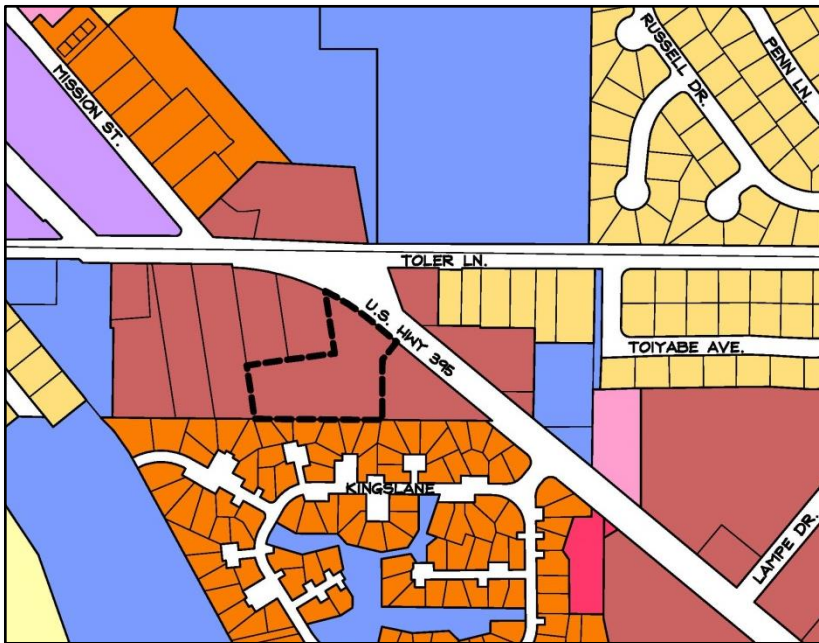
PROPOSED MASTER PLAN
MULTI-FAMILY RESIDENTIAL

LEGEND

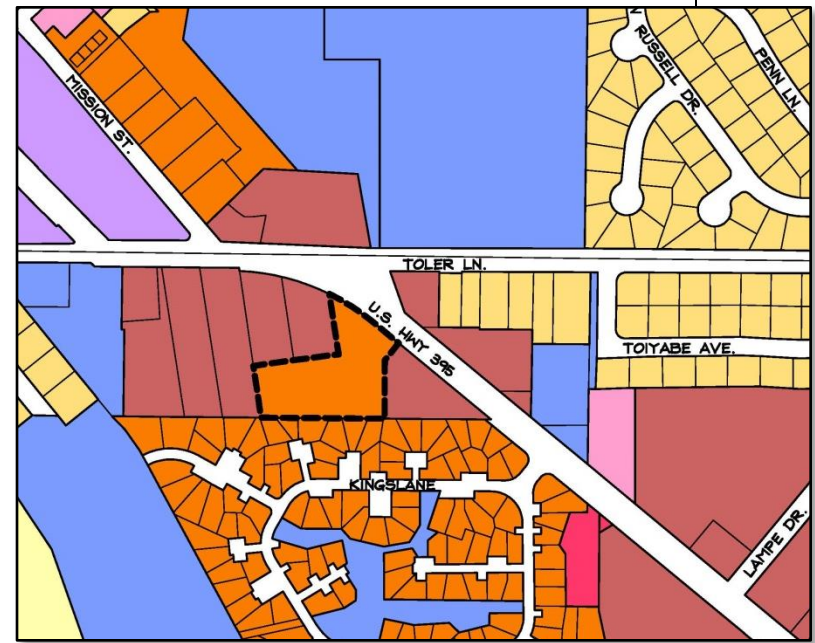
AGRICULTURAL	SINGLE FAMILY ESTATES
COMMUNITY FACILITIES	SINGLE FAMILY RESIDENTIAL
COMMERCIAL	PROJECT BOUNDARY
MULTI-FAMILY RESIDENTIAL	



Zone Change Request



EXISTING ZONING DESIGNATION
NEIGHBORHOOD COMMERCIAL



PROPOSED ZONING DESIGNATION
MULTI-FAMILY RESIDENTIAL

LEGEND

SFR-8000

MFR

NC

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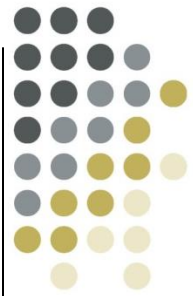
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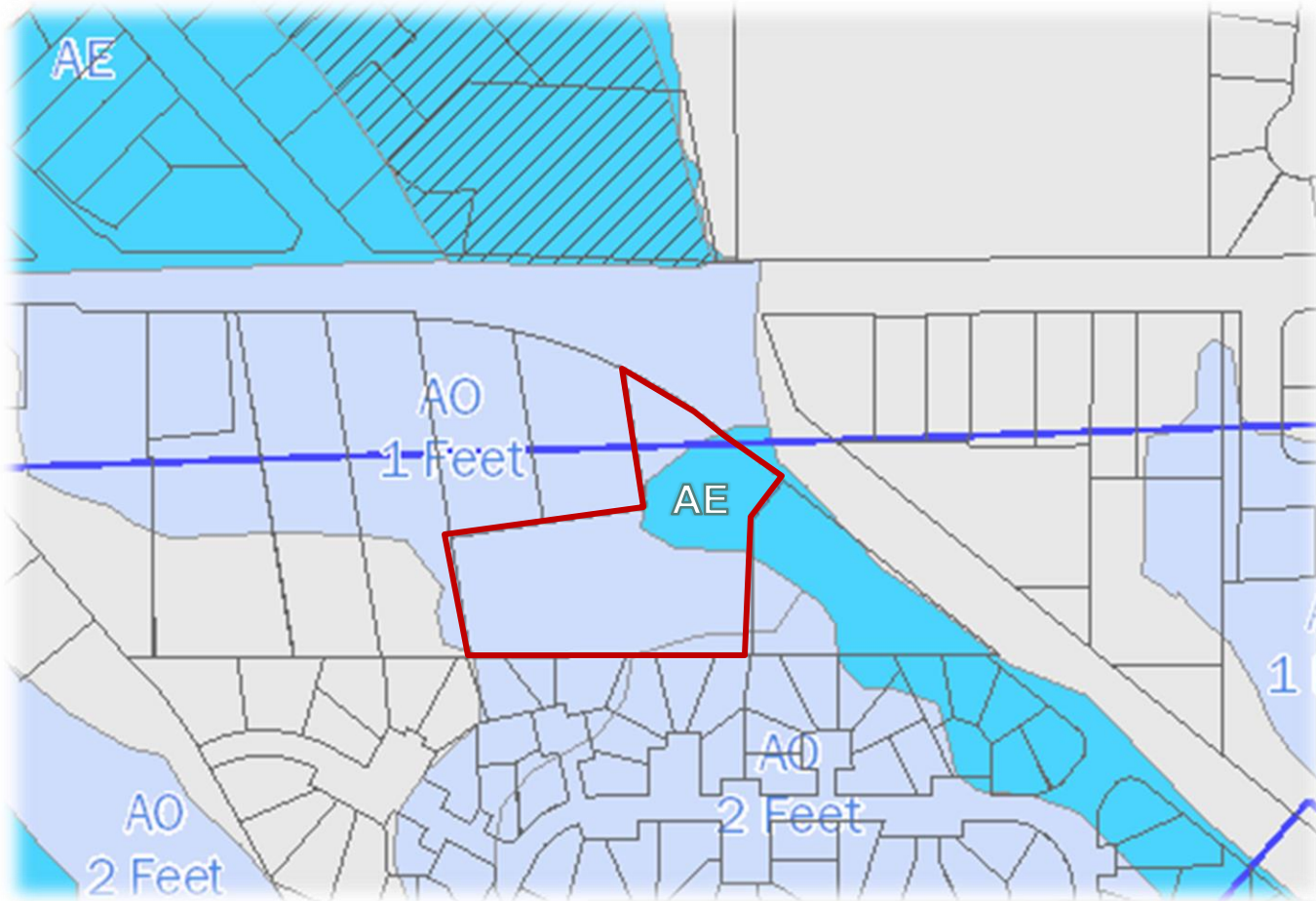
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GC

--- PROJECT BOUNDARY

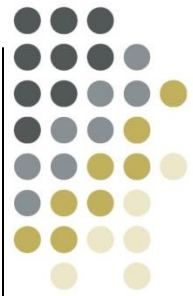


Current Flood Zone Designations

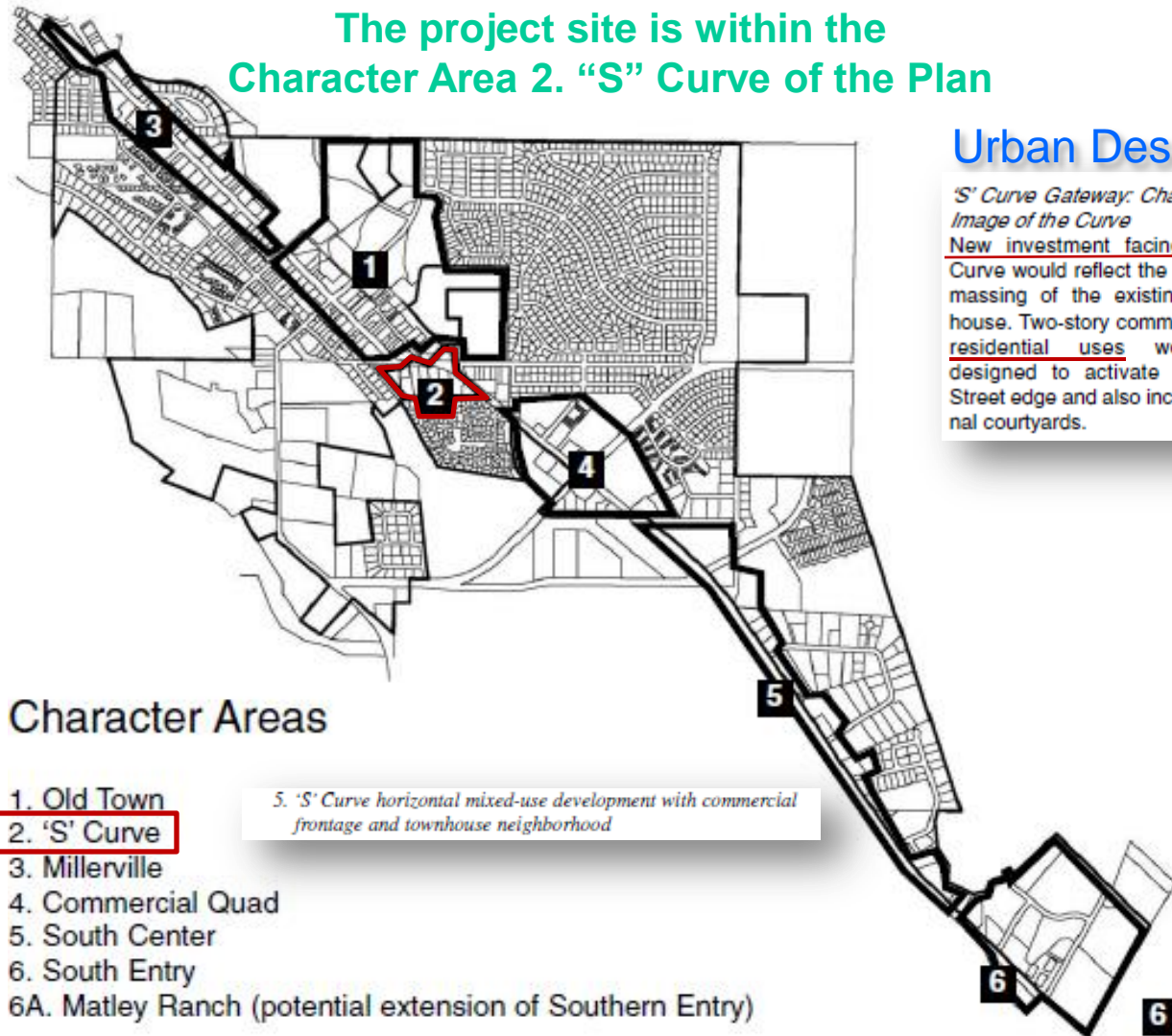


FEMA FIRM 320008 0253 H dated: June 15, 2016

Consistency with Gardnerville Plan for Prosperity – S curve



The project site is within the
Character Area 2. “S” Curve of the Plan



Urban Design Concepts

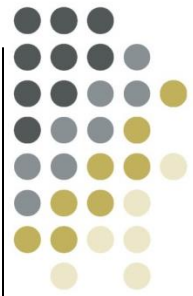
'S' Curve Gateway: Changing the Image of the Curve

New investment facing the 'S' Curve would reflect the scale and massing of the existing historic house. Two-story commercial and residential uses would be designed to activate the Main Street edge and also include internal courtyards.

Design Guidelines

Urban Design Concepts for the 'S' Curve

The 'S' Curve is the traditional arrival point from the south for Gardnerville's Old Town. The Plan for Prosperity envisions mixed-use development that orients towards the street and the curve to reinforce the definition of the entry. It includes a corner plaza and a multi-story mixed-use building facing the curve. On the south is a horizontal mixed-use development that incorporates the historic house and uses it as an architectural reference for new development to borrow from. The concept also includes a small green as a focal point for the development.



Consistency with Gardnerville Plan for Prosperity – S curve

Section One: Opportunities, Objectives, Goals and Policies

The 'S' Curve

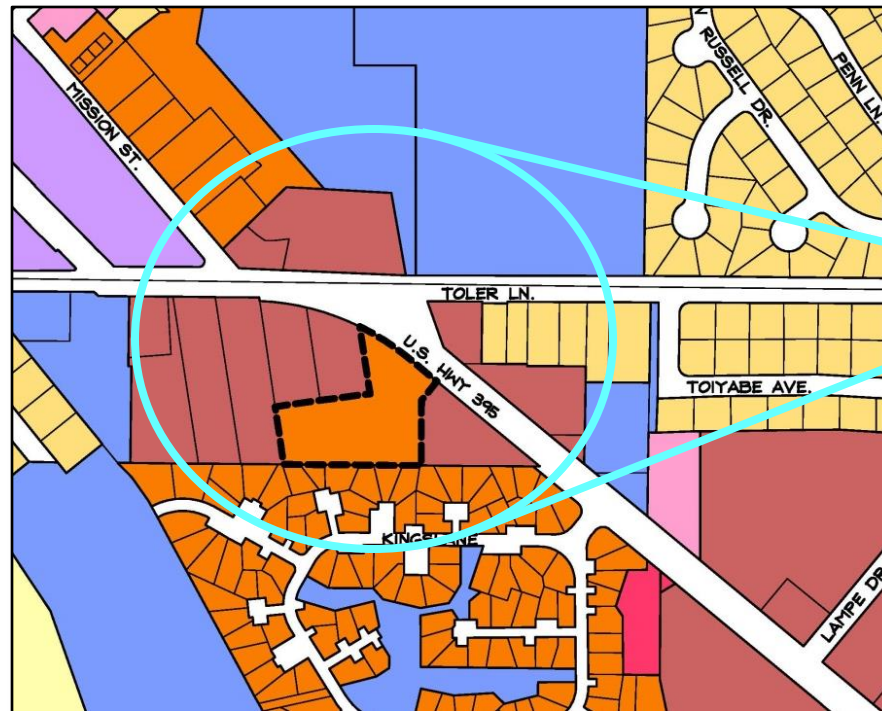
The community views the curve in US 395, where historic Main Street met Douglas Road, as an area with opportunities for reinvestment. Commercial uses including retail, office, and hotels were identified as most desirable. New landscaping and architecture that resembles Gardnerville's older buildings was recommended.

GOAL 2: Create a New 'S' Curve
To redevelop the 'S' Curve as a visually pleasing mixed-use project.

Policy 2.1: 'S' Curve Land Use
Redevelop the 'S' Curve as a mixed-use extension and entry for Old Town with visitor, commercial, and residential uses.

Policy 2.2: 'S' Curve Circulation
New investment should resolve the roadway safety of the curve and enhance pedestrian connections to adjacent neighborhoods and Old Town.

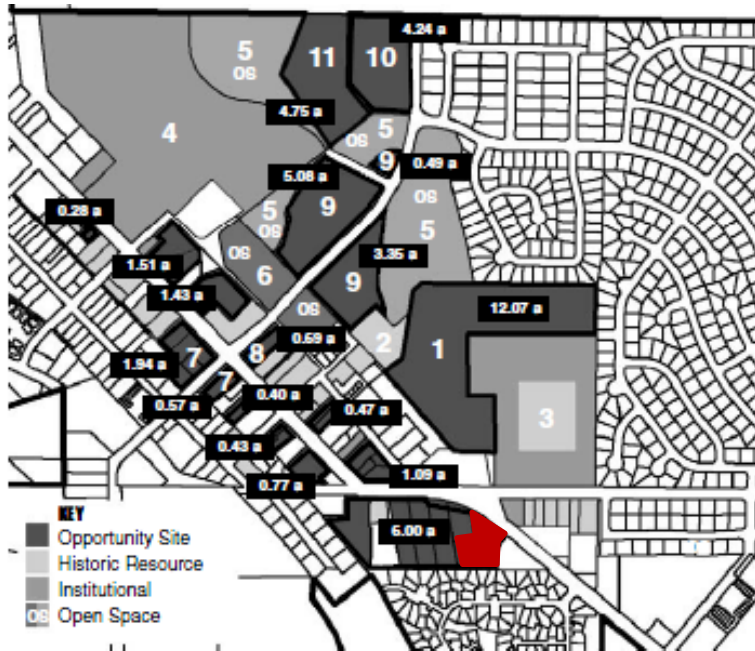
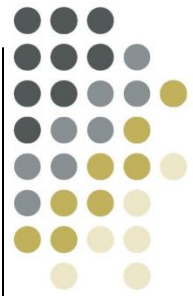
Policy 2.3: 'S' Curve Urban Design
New development should incorporate historic buildings, hide parking and make an esthetic thematic connection to Old Town.



Mixed-Use



Consistency with Gardnerville Plan for Prosperity – S curve



Old Town Development Program Summary

	Site Area	MP Density	Proposed FAR/Use	Program	Parking Demand
Zone 1: Main Street	9.58 a	0.25-0.50 FAR	0.50 FAR commercial	208,652 SF	87 spaces/acre
Zone 2: Gilman Avenue	17.91 a	0.25-0.50 FAR	12 du/a residential storefront retail	215 du/s 10,000 SF	29 spaces/acre
Zone 3: 'S' Curve	6.00 a	0.25-0.50 FAR	12 du/a residential storefront retail	72 du/s 10,000 SF	34 spaces/acre
Zone 4: Halfwink Ranch	12.07 a	5 to 12 du/a	8 du/a residential open space	96 du/s creek trail	18 spaces/acre
TOTAL	45.56 acres				

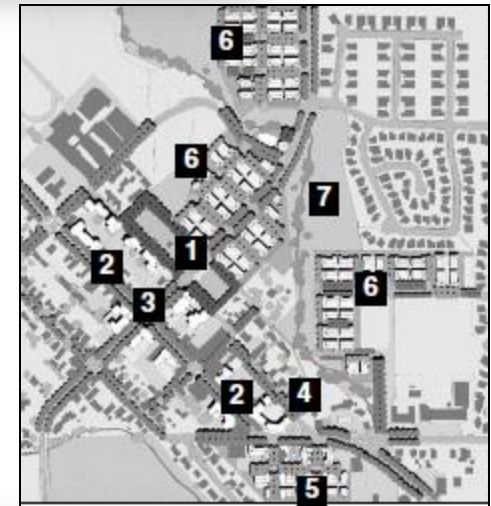
Section Two: Urban Design Concepts

2.2 Old Town/'S' Curve Development Area Concepts

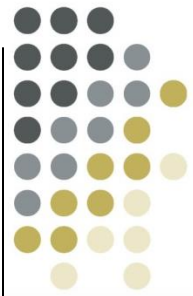
The Old Town and 'S' Curve area is the historic center for Gardnerville. The urban design concept for this area emphasizes creating continuity of street and open space edges that frame and activate it as a pedestrian-friendly 24-hour district. It provides storefront commercial uses along Main Street, Gilman and side streets. Commercial and residential

uses frame and activate Heritage Park and provide a well-defined walking edge. Compatible scale infill projects are to blend in with existing buildings and hide parking.

- Parcels south of the 'S' Curve are to developed as a horizontal mixed-use project with commercial uses facing Main Street and townhouse density residential behind; and



5. 'S' Curve horizontal mixed-use development with commercial frontage and townhouse neighborhood



Consistency with Gardnerville Plan for Prosperity – S curve

Section Three: Character District Guidelines

'S' Curve Guidelines

DESIGN GOAL: New investment in the 'S' Curve should reinforce its role as an important point of arrival in Old Town.

Site Connections

- Building entries should be located facing streets.
- Public streets and open spaces should be the primary means of visually and functionally connecting various buildings and development in the future.

Building Alignments and Orientation

- As an extension of Old Town, commercial buildings should be aligned and orientated towards public streets.
- The ground floors of new buildings should match existing traditional commercial and mixed-use buildings where transparent storefronts contribute to pedestrian edges and connections.
- Building and landscape setbacks along Main Street should provide an interconnected sidewalk system. Commercial buildings should have storefronts and be located along the sidewalk.
- Residential development should have front yards and porches and be oriented towards the street.
- Housing should be oriented towards streets and open spaces. Rear yard fence conditions along public streets should not be permitted.

Streetscape and Landscape Design

- The US 395 traffic calming and streetscape concepts

for the area should remove the concrete wall in the road and extend Main Street's lighting and landscaping.

Roadway and Parking Lot Design

- Parking lots and driveways should be accessed by mid-block alleys rather than by individual curb cuts.
- Parking lots should be located in the middle of Main Street blocks, hidden behind buildings.

Response to Architectural Context

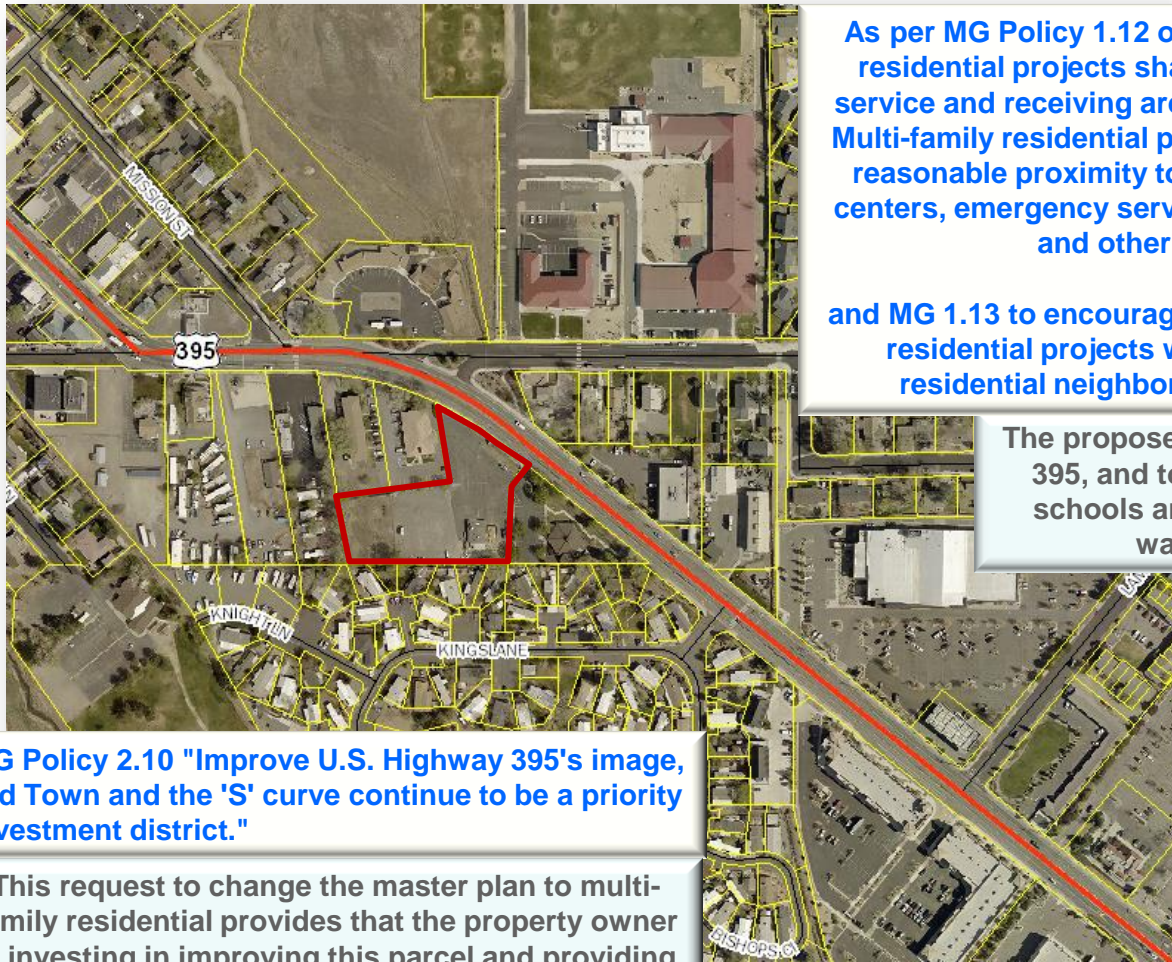
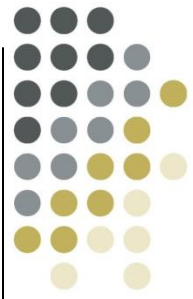
- New projects should feel as though they are part of Old Town.
- On the north of Main Street storefront buildings should be brick with strong cornice lines and punched window openings. Commercial buildings should have flat roofs or gable roofs hidden behind a parapet.
- On the south side, residential architecture should have gable roofs with an emphasis on porches facing the street with parking at the rear of the site.

Signage Design

- Signs in the 'S' Curve area should be similar to Old Town. They should be mounted on buildings and work at the modest scale of the historic state highway (rather than possess large auto-oriented signs) as well as part of the pedestrian experience.
- Window signs should be part of the overall graphic concept for the business and part of the pedestrian signage tradition.



Consistency with the Douglas County Master Plan – S curve



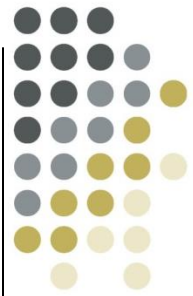
As per MG Policy 1.12 of the Master Plan, "Multi-family residential projects shall be located within the urban service and receiving areas of Minden and Gardnerville. Multi-family residential projects shall be located within a reasonable proximity to major roadways, commercial centers, emergency services, schools, pedestrian trails, and other urban services."

and MG 1.13 to encourage the intermixing of multi-family residential projects within commercial and other residential neighborhoods whenever possible.

The proposed project is conveniently located to U.S. Hwy 395, and to existing, established commercial centers, schools and emergency services, that are well within walking distance from the project site.

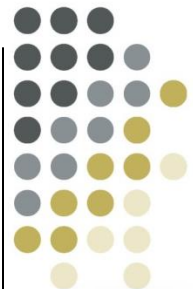
MG Policy 2.10 "Improve U.S. Highway 395's image, Old Town and the 'S' curve continue to be a priority investment district."

This request to change the master plan to multi-family residential provides that the property owner is investing in improving this parcel and providing an opportunity to revitalize a parcel that has been vacant at times and has seen a constant turnover of unsuccessful commercial uses.

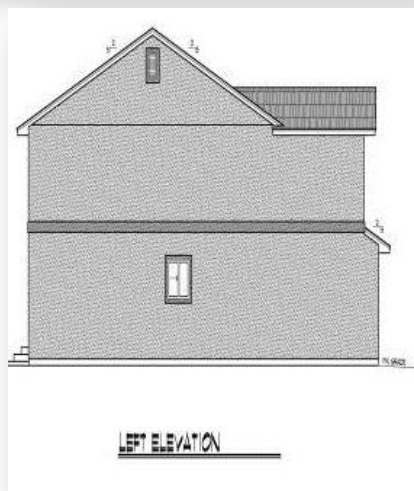
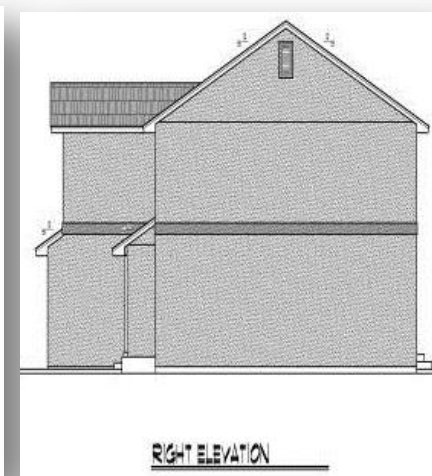


Conceptual Plan Main Street Apartments



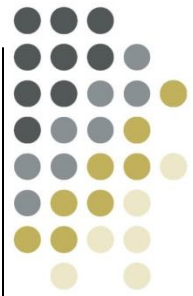


Conceptual Plan Main Street Apartments



DRAWN DATE: 05/21/16
REVISIONS DATE

PROPOSED APARTMENT COMPLEX
OWNERS: MARTIN & LUDMILLA STAHL
1378 N. HWY. 395
GARDNERVILLE, NV
A.P.N. 1220-04-101-029
PROJECT



Conceptual Plan Main Street Apartments



SECOND STORY FLOOR PLAN

SECOND STORY LIVING + HABITABLE SQFT

SCALE: 1/8" = 1'-0"



FIRST STORY FLOOR PLAN

COVERED PORCH + 1/2 BATH
 GARAGE - 1/2 BATH
 FIRST FLOOR LIVING + HABITABLE SQFT
 SECOND STORY LIVING + HABITABLE SQFT
 TOTAL LIVING + HABITABLE SQFT (SINGLE UNIT)

SCALE: 1/8" = 1'-0"



CONTRACT DATE: 05/11/16

REVISION: DATE:

PROPOSED APARTMENT COMPLEX

OWNERS: MARTIN & LUDMILLA STAHL

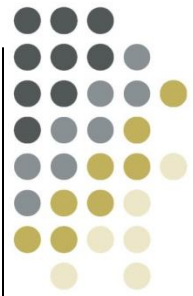
1378 N. HWY. 395

GARDNERVILLE, NV.

A.P.N. 1220-04-101-029

PROJECT

Closing



Request approval of:

- Master Plan Amendment: Changing the master plan designation from Commercial to Multi-family Residential
- Zone Change: Changing the zoning designation from Neighborhood Commercial to Multi-family Residential