

DISCUSSION/DIRECTION

# **DOWNTOWN OVERLAY DISTRICT PROPOSED HEIGHT CHANGES**

TOWN COUNCIL MEETING  
APRIL 6, 2021



# HISTORY OF DOWNTOWN OVERLAY DISTRICT

2010: Council Adopted Downtown Overlay District

- Encourages a more vibrant and thriving downtown
- Establishes architectural, landscaping, design, building, use, and site development regulations that encourage compatible land uses and ensure higher quality development in downtown to protect property values and to provide safe and efficient pedestrian and automobile access
- Encourages mixed-use within same structure or block
- Encourages high-intensity commercial development

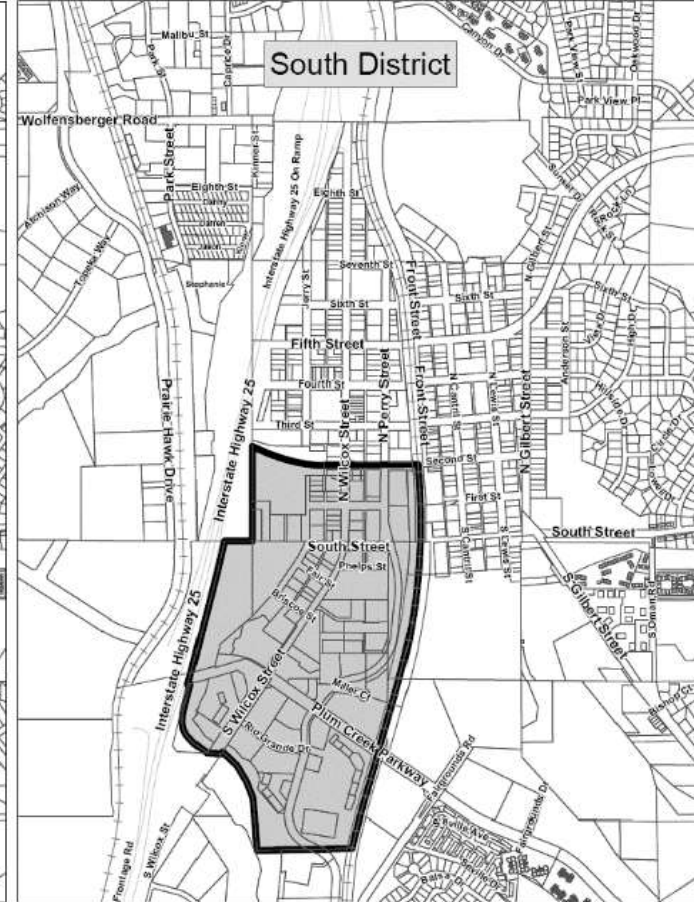
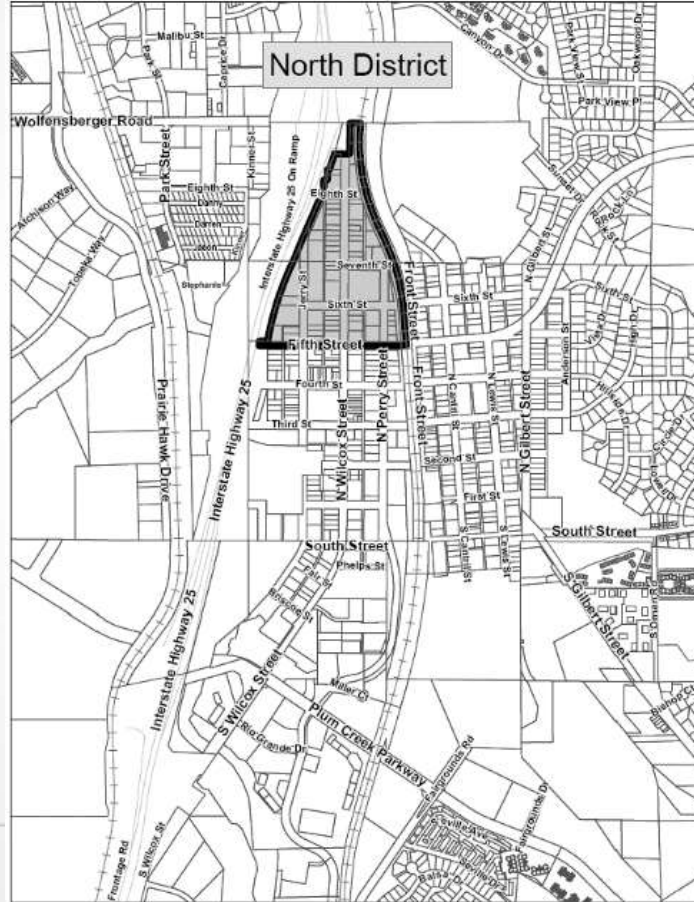
## Three smaller sub-districts:

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- Downtown Overlay District**
- 0 100 200 Feet
- CITY OF CARSON CITY**

# DOD BUILDING HEIGHT STANDARDS

## North and South Districts

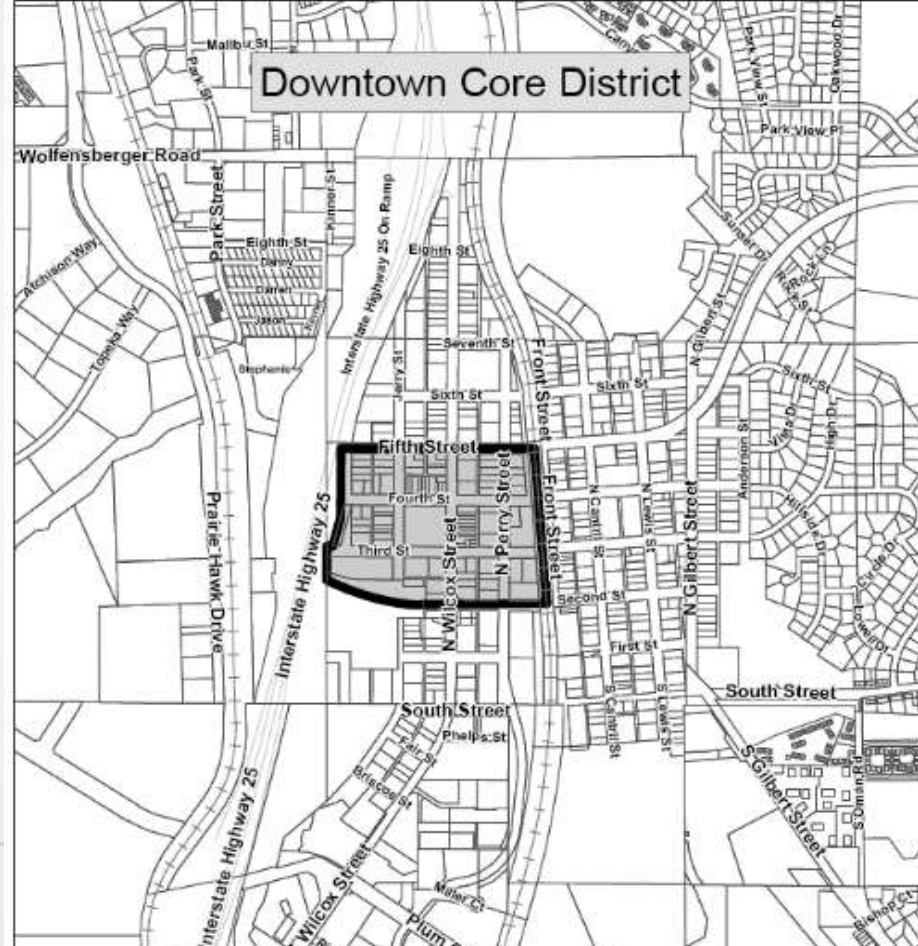
- Building height is limited to six stories, with no maximum height limitation.
- Variance process to request up to two additional floors.



# DOD BUILDING HEIGHT STANDARDS

## Core District

- Building height is limited to four stories, with a maximum height of 60 feet.
- Variance process to request up to one additional floor, with associated height increase above the 60 ft.



# RELATIONSHIP TO UNDERLYING ZONING DISTRICTS

- Overlay Districts usually expand or reduce uses, adjust setbacks, adjust building heights, and add design criteria
- DOD standards govern or supersede underlying straight zoning standards
  - B, Business/Commercial
  - R-1, R-3 Residential
  - I-1, Light Industrial
- DOD does not apply if underlying zoning is a planned development (PD)
  - 18 Wilcox PD
  - Castle Manor PD (Reyn Rock)
  - Centre On Plum Creek PD (Big O Tires)
  - Miller Ranch PD (Safeway, Post Office)
  - Q-Petroleum PD (7-Eleven)

# BUILDING HEIGHT COMPARISON OF ZONING THROUGHOUT TOWN

## Zoning District

## Maximum Height

## UBSR/Variance Max

### **Overlay Districts**

Downtown Overlay District - Core

4 stories, 60 ft

+1 story

Downtown Overlay District - N & S

6 stories, no max ft

+2 stories

Interchange Overlay District

6 stories, 90 ft

### **Straight Zone Districts**

B, Business/Commercial

35 ft

50ft

I-1, Light Industrial

35 ft

I-2, General Industrial

50 ft

R-1, Single Family

35 ft

R-2, Single Family and Duplex

35 ft

R-3, Multifamily

3 stories, 40 ft

# BUILDING HEIGHT COMPARISON OF ZONING THROUGHOUT TOWN

## Zoning District

Downtown Overlay District - Core

Downtown Overlay District - N & S

## Maximum Height

4 stories, 60 ft

6 stories, no max ft

## UBSR/Variance Max.

+1 story

+2 stories

## **Planned Developments in Downtown**

18 Wilcox PD

50 ft

Castle Manor PD (Reyn Rock)

silent

Centre On Plum Creek (Big O Tires)

50 ft

Miller Ranch PD (Safeway, Post Office)

50 ft

Q-Petroleum PD (7-Eleven)

35 ft

# BUILDING HEIGHT COMPARISON OF ZONING THROUGHOUT TOWN

## Zoning District

Downtown Overlay District - Core

Downtown Overlay District - N & S

## Maximum Height

4 stories, 60 ft

6 stories, no max ft

## UBSR/Variance Max.

+1 story

+2 stories

## **Planned Developments around Town**

Castle Meadows IOPD

6 stories, 90 ft

Miller's Landing IOPD

6 stories, 90 ft

Meadows PD, Town Center & COI

60 ft

75 ft

Meadows PD, COI (for hospital use)

85 ft (80% of building)/105 ft (20%)

Metzler Ranch PD, commercial

per "B" zoning 35 ft 50 ft

Metzler Ranch PD, multi-family

3 stories, 40 ft

Milestone PD, integrated business

50 ft

72 ft

Promenade PD, business/commercial

50 ft

75 ft

Promenade PD, multi-family

60 ft

75 ft

# BUILDING HEIGHT COMPARISON DOWNTOWN CORE



# POSSIBLE OPTION

- Reduce building heights in the majority of the Downtown Core District to 35 feet
- Remove allowance to request an additional floor in the majority of the Downtown Core District
- Provision for existing buildings over 35 feet to remain legal



# POSSIBLE OPTION

- Keep Downtown Core District south of Third Street, west of N. Wilcox Street as-is
- 4 stories, 60' maximum, with ability to request additional floor.



# POSSIBLE OPTION

Staff recommends Council direct staff to engage in community outreach meetings regarding potential building height changes in the majority of the Downtown Core District and bring items back to Council for consideration.



# DISCUSSION/ QUESTIONS?

## PROPOSED MOTION:

*"I move to direct staff to engage in community outreach meetings regarding building height changes in the majority of the downtown core district and to bring this item back to Council for consideration."*