



STAFF REPORT

Report To: Planning Commission **Meeting Date:** June 24, 2026

Staff Contact: Hope Sullivan, Community Development Director

Agenda Title: **LU-2026-0087** For Possible Action: Discussion and possible action regarding an application from LC Cochise, LLC ("Applicant") for a special use permit ("SUP") to allow for a 50 lot single-family residential development in a non-residential zoning district on site zoned Retail Commercial ("RC"), located to the southwest of the intersection of Cochise Street and West Overland Street, Assessor's Parcel Numbers ("APNs") 009-267-05 and 009-267-13. (Heather Manzo, hmanzo@carsoncity.gov)

Agenda Action: Formal Action / Motion **Time Requested:** N/A

Proposed Motion

I move to approve LU-2026-0087 based on the ability to make the required SUP findings and subject to the conditions of approval included in the staff report.

Board's Strategic Goal

Quality of Life

Previous Action

See attached for additional information.

Background/Issues & Analysis

See attached for additional information.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.02.0452 (Special use permits); and CCDS 1.18 (Residential development standards in non-residential districts).

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

Attachment(s):

SUB-2026-0086 & LU-2026-0087 (4580 Cochise Street) PC_SR 6-24-2026

SUB-2026-0086 & LU-2026-0087 Application

Late Material - Public Comment

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)