



STAFF REPORT

Report To: Planning Commission **Meeting Date:** April 29, 2026

Staff Contact: Hope Sullivan, Community Development Director

Agenda Title: **LU-2026-0055** For Possible Action: Discussion and possible action regarding an application from Affinity at Carson City, LLC (“Applicant”) for a special use permit (“SUP”) to allow for: 1) residential development within a non-residential zoning district for 204 age-restricted multifamily residential housing units; and 2) the establishment of a 52-foot-tall building which exceeds the maximum allowable building height of 45 feet, located within the Lompa Ranch North Specific Plan Area (“SPA”) zoned General Commercial (“GC-SPA”) located approximately 2,000 feet to the south of East William Street at the southern terminus of Gold Dust Way, Assessor’s Parcel Number (“APN”) 010-041-85. (Heather Manzo, hmanzo@carsoncity.gov)

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

Proposed Motion

I move to approve the special use permit, based on the findings and subject to the conditions of approval contained 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 18.04.187 (Table of permitted uses).

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):

LU-2026-0055 (010-041-85 - Lompa Ranch North Age Restricted Apartments) - PC SR - 4-29-2026

Combined Application

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)