

CARSON CITY PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
WEDNESDAY, FEBRUARY 22, 2017, AT 5:00pm
COMMUNITY CENTER, SIERRA ROOM, 851 EAST WILLIAM STREET
CARSON CITY, NEVADA

You are hereby notified that the items listed below will be considered with action taken by the Carson City Planning Commission **beginning at 5:00 p.m. on WEDNESDAY, FEBRUARY 22, 2017** in the Sierra Room of the Community Center, 851 East William Street, Carson City, Nevada.

ZCA-16-176 For Possible Action: To make a recommendation to the Board of Supervisors regarding an ordinance amending Title 18, Zoning; Chapter 18.04, Use Districts; to create a new zoning district as Section 18.04.152, General Industrial Airport (GIA) to allow all of the manufacturing uses that are currently allowed in the General Industrial (GI) zoning district, but to prohibit commercial uses currently allowed in the General Industrial (GI) zoning district in the vicinity of the Carson City Airport, and to amend Section 18.04.150, General Industrial (GI) to prohibit federally illegal uses on parcels that share a boundary with land owned by the Carson City Airport. (Susan Pansky)

Summary: This Zoning Code Amendment will 1) create a new zoning district, General Industrial Airport (GIA), which will allow all of the manufacturing uses currently allowed in the General Industrial (GI) zoning district, but will prohibit commercial uses currently allowed in the General Industrial (GI) zoning district, and 2) prohibit federally illegal uses on parcels that share a boundary with land owned by the Carson City Airport. The General Industrial Airport (GIA) zoning district will have the same site development standards as the General Industrial (GI) zoning district.

ZMA-16-175 For Possible Action: To make a recommendation to the Board of Supervisors for approval of a Zoning Map Amendment to change the zoning from Air Industrial Park (AIP) and Public Community to a new zoning district called General Industrial Airport (GIA) on properties located in the vicinity of the Carson City Airport, generally located north of Arrowhead Drive and south of Conestoga Drive, east of Goni Road and west of the eastern section line of Section 33, Township 16 North and Range 20 East, excluding those parcels already zoned General Industrial (GI), APNs 005-072-22, 005-072-23, 005-072-24, 005-073-01, 005-073-02, 005-073-03, 005-072-18, 005-072-20, 005-072-21, 005-073-10, 005-073-11, 005-073-12, 005-071-01, 005-071-02, 005-071-03, 005-071-04, 005-071-05, 005-071-06, 005-071-07, 005-071-08, 005-071-09, 005-071-10, 005-071-11, 005-072-01, 005-072-02, 005-072-03, 005-072-04, 005-072-05, 005-072-06, 005-072-07, 005-072-08, 005-072-09, 005-072-10, 005-072-11, 005-072-99 and 005-073-99, to change the zoning from Limited Industrial (LI) to General Industrial (GI) on properties generally located east of the Carson City Airport and south of Arrowhead Drive, excluding those parcels already zoned General Industrial (GI), APNs 005-052-01, 005-052-04, 005-053-01, 005-053-02, 005-053-07, 005-054-10, 005-081-01, 005-081-04, 005-081-05, 005-081-06, 005-081-07, 005-081-08, 005-081-16, 005-081-17, 005-081-09, 005-081-10, 005-081-11, 005-081-12, 005-081-13, 005-081-14, 005-081-15, 005-054-03, 005-054-04, 005-054-05, 005-054-06, 005-054-08, 005-054-09 and 005-054-11, and to change the zoning from Public Regional (PR) and Limited Industrial (LI) to Public Regional (PR) on the Carson City Airport property, located at 2800 College Parkway, APN 005-011-01. (Susan Pansky)

Summary: Staff has been directed by the Board of Supervisors to initiate a Zoning Map Amendment in conjunction with the Zoning Code Amendment to be heard as ZCA-16-176 to

change the zoning on certain parcels in the vicinity of the Carson City Airport from Air Industrial Park (AIP) and Public Community (PC) to a new zoning district called General Industrial Airport (GIA), and to change the zoning on certain parcels in the vicinity of the Carson City Airport from Limited Industrial (LI) to General Industrial (GI), to promote new development and expansion of manufacturing in north Carson City. As a part of this process, staff is also proposing to eliminate the split-zoning that currently exists on eastern portion of the main Carson City Airport parcel by changing the zoning from Public Regional (PR) and Limited Industrial (PR) to Public Regional (PR) only.

SUP-17-004 For Possible Action: To consider a request for a Special Use Permit from Golden Gate Petroleum of Nevada (Agent) Yesco LLC, (property owners: Golden Gate Petroleum of Nevada, Carson Land Holdings, and Waterloo LLC) to allow a freeway oriented sign, on property zoned General Commercial (GC), located at 2651 Hwy 50 East, N. Lompa Ln and 1580 N. Lompa Ln, APN's 008-153-02, -03, -04, -07, -08. (Kathe Green)

Summary: The applicant is seeking to construct a 57 foot 7 inch tall, 464 square foot freeway oriented sign at the Golden Gate Petroleum of Nevada Gas Station, to serve multiple properties totaling approximately 5.5 acres, adjacent to I-580.

TSM-17-005 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Tentative Subdivision Map application from Blackstone Development Group Inc. (property owner: Tom and Martha Keating Family Trust) to create a 189-unit single family residential subdivision on approximately 44.5 acres within the Lompa Ranch North Specific Plan Area on property approved for Single Family 6000 (SF6) zoning, located south of East Robinson Street, east of North Saliman Road, and north of E. Fifth Street, APN 010-041-70. (Hope Sullivan)

Summary: The applicant is seeking to subdivide a 44.55 acre site to create 189 single family residential lots. Ninety six of the lots will have a minimum lot size of 6000 square feet, and 93 of the lots will have a minimum lot size of 7000 square feet. The property is located within the North Lompa Ranch Specific Plan Area and is subject to the requirements and conditions for development within that Specific Plan Area.

ZCA-16-199 For Possible Action: To make a recommendation to the Board of Supervisors regarding an ordinance amending Title 18, Zoning, Chapter 18.03, Definitions, to modify the definition of Dwelling, Single Family to remove references to Group Care Facilities, Residential Care Facilities, and Halfway Houses.

Summary: The definition of Dwelling, Single Family was originally modified to include Group Care Facilities, Residential Care Facilities, and Halfway Houses based on State law. In the intervening time, the Nevada Supreme Court has determined that it is unconstitutional for these facilities to be included in the definition of Dwelling, Single Family. The proposed modification will create consistency with State law.

This notice will be posted at the following locations
on February 1, 2017

City Hall, 201 North Carson Street
Carson City Library, 900 North Roop Street
Community Center-Sierra Room, 851 East William Street
Community Development Department, 108 E. Proctor Street
Dept. of Public Works, Corporate Yard Facility, 3505 Butti Way