

CARSON CITY PLANNING COMMISSION
WEDNESDAY, OCTOBER 25, 2017, AT 5:00 PM
COMMUNITY CENTER, SIERRA ROOM, 851 EAST WILLIAM STREET
CARSON CITY, NEVADA

You are hereby notified that the items listed below will be considered by the Carson City Planning Commission **beginning at 5:00 p.m. on WEDNESDAY, OCTOBER 25, 2017** in the Sierra Room of the Community Center, 851 East William Street, Carson City, Nevada.

SUP-17-136 For Possible Action: To consider a request for a Special Use Permit from Spear and Phillips LLC (property owner: John Block) to allow the expansion of a non-conforming use, specifically a Multi-Family Residential Use, on property zoned Single Family 6000 (SF6) located at 504 Phillips Street, APN 003-243-04. (Hope Sullivan)

Summary: The subject property currently has four dwellings in the primary building. The applicant is requesting to change the configuration of the dwellings to have three dwellings in the primary building, and a 765 square foot dwelling on the second floor of the garage. As the use was lawfully established and Multi-Family Residential Uses are not permitted in the SF6 zoning district, the use is considered a non-conforming use. Per the provisions of CCMC 18.04.030, a non-conforming use may only be expanded by Special Use Permit.

SUP-17-132 For Possible Action: To consider a request for a Special Use Permit from Kent Skogerson (property owner: Kent Skogerson) to allow for the establishment of a Multi-Family Residential Use, on property zoned Residential Office (RO), located at 550 W Washington Street, APN 001-201-24. (Hope Sullivan)

Summary: The applicant is requesting to convert the existing office building into five multi-family dwellings with minimal exterior alterations on a .34 acre site. Multi-Family dwellings are a conditional use in the RO zoning district, and allowed subject to the approval of a Special Use Permit.

SUP-17-131 For Possible Action: To consider a request for a Special Use Permit from Donald Gurney (property owner: Donald Gurney) to convert an art studio into a guest building, on property zoned Single Family 6000 (SF6), located at 608 Chernus Drive, APN 001-045-13. (Kathe Green)

Summary: The applicant is requesting to convert an existing building currently used as an art studio into a guest building for use by family members. A deed restriction would limit the use to family members and non-paying guests and prohibit it from being used as a secondary rental unit.

ZCA-16-199 REVISED For Possible Action: To make a recommendation to the Board of Supervisors regarding an Ordinance amending Title 18, Zoning, Chapter 18.03, Definitions, Section 18.03.101, to revise the definition of "Single-Family Dwelling;" and providing other matters properly related thereto.

Summary: The Planning Commission considered this Ordinance at its meeting of February 22, 2017. The Ordinance was not presented to the Board of Supervisors as the legislature was considering a modification to the definition of "Single Family Residence." The proposed language will create consistency with State law.

ZCA-17-157 For Possible Action: To make a recommendation to the Board of Supervisors regarding an Ordinance amending Title 18, Zoning, Chapter 18.05, General Provisions, Section 18.05.080, to revise the standards of "Wind Energy Conversion Systems;" and providing other matters properly related thereto.

Summary: The intent of this Ordinance is to modify the standards applied to Wind Energy Conversion Systems to create consistency with State law.

This notice will be posted at the following locations:
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