

REVISED**

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct a public hearing on WEDNESDAY, November 28, 2018, regarding the items noted below. The meeting will commence at 9:00 a.m. The meeting will be held in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.

Agenda Title: VAR-18-160 For Possible Action: To consider a request for a Variance to the front and rear setbacks so as to have a front setback of 10 feet where 19 feet is required, and to have a rear setback of 5 feet where 10 feet is required on property zoned Single Family 12,000 Planned Unit Development (SF12-P), located at 1113 Drysdale Court, APN 007-633-02. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is seeking to develop a lot that is bounded on one side by a public park and on another side by a common area parcel. The applicant is seeking a variance to the required setbacks so as to create uniformity with the neighboring parcels, and to keep the building orientation and placement on the lot consistent with the other homes in the area.

Agenda Title: SUP-18-150 For Possible Action: To consider a request for a Special Use Permit for a wall that exceeds the maximum height limit on property zoned Single Family 1 Acre (SF1A), located at 870 East Overland Street, APN 009-182-09. (Hope Sullivan, hsullivan@carson.org)

Summary: Per the Development Standards 1.13.a, a site obscuring fence may not exceed three feet in height when it is located in the building setback. The building setbacks in the SF1A are 30 in the front, 20 on the street side, 15 on the side, and 30 on the rear. The applicant has constructed a six foot tall wall that encroaches into the required setbacks. Per the Development Standards 1.13.7, fences within setbacks may be permitted in excess of ordinance requirements by approval of a special use permit.

Agenda Title: SUP-18-152 For Possible Action: To consider a request for a Special Use Permit for accessory buildings to exceed 75% of the size of the primary residence on property zoned Single Family Five Acre (SF5A) located at 6454 Sierra Vista Lane, APN 010-503-10. (Kathe Green, kgreen@carson.org)

Summary: The applicant is requesting to add a detached accessory building of 1,008 square feet. The cumulative square footage in detached accessory buildings would be 89% of the size of the primary structure. If accessory structures exceed 75% of the size of the primary structure, prior approval of a Special Use Permit is required.

Agenda Title: ZMA-18-155 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Zoning Map Amendment for a 119.1 acre site from General Industrial to Single Family 6,000 for approximately 68.3 acres; Multi-family Apartment for approximately

18.0 acres; General Commercial for approximately 13.9 acres; and Public Regional for approximately 18.9 acres, for property located southeast of US Highway 50 and north east of Deer Run Road, within the V&T Specific Plan Area, APN's 008-521-54, -55, 89, 90, 008-522-16, -17, -18, 008-531-59, and -60. (Heather Ferris, hferris@carson.org)

Summary: On March 15, 2018 the Board of Supervisors approved a Master Plan Amendment changing the Master Plan designation of the subject site from Industrial to Mixed-Use Residential. The requested zoning map amendment will make the zoning consistent with the Master Plan of Mixed-Use Residential. This zoning map amendment is sought in conjunction with a Tentative Subdivision Map (TSM-18-154).

Agenda Title: TSM-18-154 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Tentative Subdivision Map application to create 270 single family residential lots, 9 common area parcels, 3 remainder parcels, and approximately 13.36 acres of right-of-way within a 119.1 acre project area; located southeast of US Highway 50 and north east of Deer Run Road, within the V&T Specific Plan Area, APN's 008-521-54, -55, 89, 90, 005-522-16, -17, -18, 008-531-59, and -60. (Heather Ferris, hferris@carson.org)

Summary: On March 15, 2018 the Board of Supervisors approved a Master Plan Amendment changing the Master Plan designation of the subject site from Industrial to Mixed-Use Residential. This tentative subdivision map has been applied for in conjunction with a zoning map amendment (ZMA-18-155).

Agenda Title: MPA-18-161 For Possible Action: To make recommendations to the Board of Supervisors regarding the 2018 Annual Master Plan Report. (Lee Plemel, lplemel@carson.org)

Summary: State law (NRS 278.190) requires the Planning Commission to annually make recommendations to the Board of Supervisors regarding the implementation of the Master Plan. Staff will provide the Planning Commission with information regarding past, current and future Master Plan implementation actions for the Commission's consideration.

*****THE PUBLIC HEARINGS FOR THE FOLLOWING ITEMS WILL NOT BE CONDUCTED BEFORE 5:00PM*****

Agenda Title: ZMA-18-156 For Possible Action: To consider a request for a Zoning Map Amendment to change the zoning of five properties, three that are split zoned Retail Commercial (RC) and Single Family 1 Acre (SF1A) and two that are zoned Single Family 1 Acre (SF1A) to Retail Commercial (RC), located at 4530 and 4580 Cochise Street, APNs 009-265-01, -02, -03 and 009-267-06, -07. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is seeking to amend the Zoning Map so that the zoning on the subject property is Retail Commercial. Per Carson City Municipal Code, the Planning Commission reviews requests for zoning map amendments, and makes a recommendation to the Board of Supervisors. The Board of Supervisors is authorized to amend the zoning map.

Agenda Title: TPUD-16-092-1 For Possible Action: To consider a request for a modification to a Tentative Planned Unit Development known as The Vintage at Kings Canyon to revise the lot layout, to modify the street designations from private to public, to modify the methodology for measuring building height, to modify the requirement that the homeowners' association's maintain internal streets, and to modify the project phasing plan, on property is located on the West side of Mountain Street extending to Ormsby Boulevard and West of Ormsby Boulevard including property addressed as 1450 Mountain Street, APNs 009-012-21, 007-573-09, 007-573-10, and 007-573-11. (Hope Sullivan, hsullivan@carson.org)

Summary: On December 1, 2016, the Board of Supervisors approved TPUD-16-092, a Tentative Planned Unit Development known as The Vintage at Kings Canyon subject to a number of conditions. The applicant is seeking to modify the Tentative Planned Unit Development. The Planning Commission makes a recommendation to the Board of Supervisors relative to the proposed modifications. The Board of Supervisors is authorized to approve the requested modifications.

The application materials are available for public review at the Planning Division office, 108 E. Proctor Street. Complete Planning Commission packet will be available approximately six days prior to the meeting at www.carson.org/agendas, or at the Planning Division, 108 E. Proctor Street, Carson City, NV 89701. If you have questions related to this application, contact the Carson City Planning Division at (775)887-2180 or planning@carson.org.

** Agenda item SUP-07-059-1 has been removed at the applicant's request.