

**CARSON CITY CONSOLIDATED MUNICIPALITY
NOTICE OF MEETING OF THE
PLANNING COMMISSION**

Day: Wednesday
Date: November 28, 2018
Time: Beginning at 9:00 am
Location: Community Center, Sierra Room
851 East William Street
Carson City, Nevada

AGENDA

A. Roll Call, Determination of a Quorum and Pledge of Allegiance

B. Public Comment**

The public is invited at this time to comment on and discuss any topic that is relevant to, or within the authority of the Planning Commission, including any matter that is not specifically included on the agenda as an action item.

C. For Possible Action: Approval of the Minutes – October 24, 2018

D. Modification of Agenda

Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

E. Meeting Items

E.1 MISC-18-165* For Possible Action: To consider a request for an extension of the expiration date of SUP-16-090, a Special Use Permit to allow the operation of an unlimited gaming casino, bar, and additional signage on property zoned Retail Commercial, located at 3246 North Carson Street, APN: 007-462-06. (Hope Sullivan, hsullivan@carson.org)

Summary: Carson City Municipal Code 18.02.080.8.c authorizes the Planning Commission to authorize extensions of time subject to the consideration of the continued appropriateness of the Special Use Permit. Due to on-going litigation associated with the property where the use is intending to locate, the applicant is seeking an extension of time be granted for a period of one year after the conclusion of the litigation.

PUBLIC HEARING

E.2 VAR-18-160* 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 113 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.

PUBLIC HEARING

E.3 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 Development Standard 1.13.a, a site-obscuring fence may not exceed three feet in height when it is located in a building setback. The building setbacks in the SF1A are 30 feet in the front, 20 feet on the street side, 15 feet on the side, and 30 feet in the rear. The applicant has constructed a six foot tall wall that encroaches into the required setbacks. Per Development Standard 1.13.7, fences within setbacks may be permitted in excess of ordinance requirements by approval of a special use permit.

PUBLIC HEARING

E.4 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 the detached accessory building 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.

PUBLIC HEARING

E.5 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).

PUBLIC HEARING

E.6 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, 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. This tentative subdivision map has been applied for in conjunction with a zoning map amendment (ZMA-18-155).

E.7 Presentation and discussion only regarding the 2040 Regional Transportation Plan as it pertains to long-range planning and the Carson City Master Plan. (Lucia Maloney, lmaloney@carson.org)

Summary: The purpose of this presentation is to give the Planning Commission a better understanding of the long-range planning that is undertaken by the Carson City Transportation Division, and how those planning efforts tie into planning for growth in Carson City over the coming decades. The Planning Commission annually (each November) reviews the City's Master Plan and makes recommendations to the Board of Supervisors regarding its implementation.

PUBLIC HEARING

E.8 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.

-- BREAK - RETURN 5:00 P.M. --

PUBLIC HEARING

E.9 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.

PUBLIC HEARING

E.10 TPUD-16-092-1 For Possible Action: To continue to a date uncertain 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 that 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.*

**Agenda items with an asterisk (*) indicate that final action will be taken unless appealed or otherwise announced. The Planning Commission's "ACTION" may include approval, approval with conditions, denial, continuance, or tabling of an item.*

Appeal of a Commission item: An appeal must be submitted to the Planning Division within 10 days for the Commission's action. In order to be part of the administrative record regarding an appeal of an item on the agenda, you must present your comments at the podium or have previously sent correspondence to the Planning Division or have spoken to staff regarding an item on this agenda. For information regarding an appeal of a Commission decision, please contact Lee Plemel, Community Development Director, at 775-887-2180, via e-mail at lpemel@carson.org, or via fax at 775-887-2278.

F. Staff Reports (non-action items)

- F.1** - Director's report to the Commission. (Lee Plemel)
- Future agenda items.
- Commissioner reports/comments.

G. Public Comment**

The public is invited at this time to comment on and discuss any topic that is relevant to, or within the authority of the Planning Commission including any matter that is not specifically included on the agenda as an action item.

H. For Possible Action: Adjournment

**** PUBLIC COMMENT:** *The Commission will provide at least two public comment periods in compliance with the minimum requirements of the Open Meeting Law prior to adjournment. In addition, it is Carson City's aspirational goal to also provide for item-specific public comment as follows: In order for members of the public to participate in the public body's consideration of an agenda item, the public is strongly encouraged to comment on an agenda item when called for by the Chair during the item itself. No action may be taken on a matter raised under public comment unless the item has been specifically included on the agenda as an item upon which action may be taken. Comments may be limited to **three minutes** per person or topic at the discretion of the Chair in order to facilitate the meeting.*

For Further Information

If you would like more information about an agenda item listed above, please contact the staff member listed at the end of the particular item in which you are interested at 775-887-2180. Contact Shelby Johnston at 775-887-2180 or planning@carson.org if you would like copies of supporting materials for an agenda item. Supporting materials for the meeting are available in the Planning Division office located at 108 E. Proctor Street, Carson City or at www.carson.org/agendas. All written comments to the Planning Commission regarding an item must be submitted to the Planning Division by 4:00 p.m. on the day prior to the Commission's meeting to ensure delivery to the Commission before the meeting.

The Commission is pleased to make reasonable accommodations for members of the public who wish to attend the meeting and need assistance. If special arrangements for the meeting are necessary, please notify the Planning Division in writing at 108 E. Proctor St., Carson City, Nevada 89701, or call 775-887-2180, as soon as possible.

This agenda has been posted at the following locations:

City Hall, 201 North Carson 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
This agenda is also available on the Carson City Website at www.carson.org/agenda
State Website - <https://notice.nv.gov>