

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct a public hearing on Wednesday, July 31, 2019, regarding the items noted below. The meeting will commence at 5:00 p.m. The meeting will be held in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.

SUP-19-093 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to continue the use of an existing billboard located in the General Industrial zoning district on property located at 5354 Highway 50 East, APN 008-384-34. (Kathe Green, kgreen@carson.org)

Summary: Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the billboard in the present location. No changes are proposed for the billboard.

AB-19-104 For Possible Action: Discussion and possible action regarding a request for an abandonment of a Public Right-of-Way totaling approximately 6.706 acres in the following four specific areas: the portion of Morgan Mill Road located approximately 377 feet east of Antler Drive; the portion of Drako Way extending south of Astro Drive; and all of Carabou Drive and Unicorn Drive. (Heather Ferris, hferris@carson.org)

Summary: The applicant is seeking to abandon four sections of unimproved right-of-way and easements known as a portion of Drako Way, Morgan Mill Road, Carabou Drive and Unicorn Drive, totaling approximately +/- 6.706 acres. The area of abandonment is within the Plateau Tentative Subdivision Map project area (TSM-18-154). If approved, the entire right-of-way area would be abandoned. Per CCMC 17.15, the Planning Commission makes a recommendation to the Board of Supervisors regarding requests for right-of-way abandonment. The Board of Supervisors is authorized to abandon the right-of-way.

TSM-19-103 For Possible Action: Discussion and possible action regarding a request for a Tentative Subdivision Map to create a 149 single family detached homes on a 21.32 acre parcel on property zoned Multi-Family Duplex, located on the northside of Little Lane and west of South Saliman Road, APN 004-02-114. (Hope Sullivan, hsullivan@carson.org).

Summary: The applicant is requesting to subdivide a 21.48 acre parcel into 149 detached single family residential lots, with a minimum lot size of 3,072 sq. ft. and an average lot size of 3,183 sq. ft. The proposed subdivision will also include 2.55 acres of common area, and a roadway system. The applicant is seeking to subdivide the land as a Common Open Space Development, pursuant to the provisions of Chapter 17.10 of the Carson City Municipal Code. The Board of Supervisors is authorized to approve a

Tentative Subdivision Map. The Planning Commission makes a recommendation to the Board.

SUP-19-102 For Possible Action: Discussion and possible action regarding a Special Use Permit to allow for a maximum building height of 37 feet, 6.5 inches on property zoned Multi-Family Duplex, located on the north side of Little Lane and west of South Saliman Road, APN 004-021-14. (Hope Sullivan, hsullivan@carson.org).

Summary: The maximum allowed building height in the Multi-Family Duplex zoning district is 26 feet. The applicant is seeking a Special Use Permit to increase the maximum building heights to allow for varying heights of two and three story buildings from a minimum of 26 feet, 2.5 inches to a maximum of 37 feet 6.5 inches for the proposed development known as Little Lane Village. The Planning Commission has the authority to approve a Special Use Permit to allow a building to exceed the maximum building height.

SUP-16-048-1 For Possible Action: Continued discussion and possible action regarding a request to modify an existing Special Use Permit (SUP-16-048) to increase the number of containers on site from two to three, including relocation of an existing metal storage container and the placement of an additional metal storage container which has been on the site since 2011, in Public zoning district, at 4151 East Fifth Street, APN 010-035-27. (Kathe Green, kgreen@carson.org)

Summary: Two storage containers have been approved to be located at the southern boundary of the property at the track. The subject request is to allow the relocation of one of these containers to the eastern area of the property. This placement would be next to an existing metal storage container which has been on the site since an expansion of the school in 2011, but never received approval for this placement at this location. Two containers would be next to each other at the eastern area of the property in the drive circle, with the other one remaining at the track area. There would be a total of three containers on the site. The Planning Commission is authorized to approve a Special Use Permit.

SUP-19-100 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to construct a detached workshop/garage building that results in accessory structures that exceed 75% of the size of the primary structure and 5% of the lot area on property located in the Single Family 1 acre zoning district, at 1120 South Deer Run Road, APN 010-082-17. (Heather Ferris, hferris@carson.org).

Summary: The applicant is seeking to construct a workshop/garage building measuring approximately 2,400 square feet. The detached accessory structures will exceed 75% of the size of the primary structure and 5% of the total lot area. Accessory structures that exceed these limitations are considered conditional uses. As it is a conditional use, the accessory structure may only be established upon approval of a Special Use Permit by the Planning Commission.

SUP-19-098 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to operate a church, on property located in the Multi-Family Apartment zoning district, at 1380 East 5th Street, APN 004-113-10. (Heather Ferris, hferris@carson.org).

Summary: The applicant is seeking to use the existing building as a church. The request includes the use of the facility for church services, programs for adults and youth, food and clothing distribution, and collection for Angel Tree and Toys for Tots. Churches are allowed in the Multi-Family Apartment zoning district as a conditional use. As it is a conditional use, it may only be established upon approval of a Special Use Permit by the Planning Commission.

MISC-19-047 For Possible Action: Discussion and possible action regarding determining if grounds for revocation or reexamination of Special Use Permit U-79-25 exists, and possible direction to staff to issue and serve the applicant with an order to show cause why the special use permit should not be revoked or reexamined relative to Special Use Permit U-79-25, in Conservation Reserve zoning district, located at 7400 Brunswick Canyon Road, APNs 008-531-44 and 008-531-45. (Hope Sullivan, hsullivan@carson.org)

Summary: On December 27, 1979, the Planning Commission approved Special Use Permit U-79-25, a special use permit to operate a concrete batch plant, a hot plant operation, and to remove earth products on the subject property. This Special Use Permit includes a condition that states, in part: "Public recreation access through the subject property, on defined roadways, must not be restricted." Allegations have been made that public recreation access has been restricted. At its meeting of April 24, 2019, the Planning Commission requested that the Director conduct an investigation into the conduct of Brunswick Canyon Materials, LLC relative to restricting public access on defined roads. Upon hearing the results of the investigation, the Planning Commission may direct staff to issue and serve the applicant with an order to show cause why the special use permit should not be revoked or reexamined.