

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct a public hearing on Tuesday, November 19, 2019, regarding the items noted below. The meeting will commence at 3:30 p.m. The meeting will be held in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.

SUP-19-177 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a residential use in a non-residential zoning district to construct 12 apartment units on a 0.63-acre parcel zoned Neighborhood Business-Planned Unit Development (NB-P), located on the southeast corner of Stafford Way and Silver Sage Drive, APN 009-563-07. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant proposes to build three, four-unit, two-story apartment buildings. Upstairs units will be roughly 1,350 square feet and downstairs will be approximately 950 square feet. All units are proposed to have two bedrooms and two baths and each unit would have access to a garage. Access will be from Stafford Way. Multifamily residential development requires a Special Use Permit in the NB zoning district. The Planning Commission is authorized to approve a Special Use Permit.

MPA-19-178 For Possible Action: Discussion and possible action to make recommendations to the Board of Supervisors regarding the 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.

SUP-19-169 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow a beauty shop on property zoned General Office (GO), located at 504 East Musser Street, APN 004-181-03. (Heather Ferris, hferris@carson.org)

Summary: The applicant proposes to convert the 900 square foot space into a small salon. Carson City Municipal Code (CCMC) 18.04.115 allows beauty shops in the General Office 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.

SUP-19-083-1 For Possible Action: Discussion and possible action regarding an amendment to a Special Use Permit for Outdoor Storage to allow for personal storage within an enclosed building on property zoned General Commercial and Public Regional, located on the west side of Airport Road, south of Butti Way, APN 010-041-76. (Hope Sullivan, hsullivan@carson.org)

Summary: At its meeting of June 26, 2019, the Planning Commission approved a Special Use Permit for outdoor storage on the subject property. The applicant is now seeking to amend the Special Use Permit to also allow approximately 30,000 square feet of personal storage in an enclosed building. As personal storage is only allowed in one of the two zoning districts of this split zoned property, an amendment to the Special Use Permit is required to establish this additional use on site. The Planning Commission is authorized to approve an amendment to the Special Use Permit.

SUP-18-111-1 For Possible Action: Discussion and possible action regarding an amendment to a Special Use Permit for a Gaming (unlimited) use to allow an increased building size, a modified façade, and a modified site plan on 0.98± acres zoned Retail Commercial, located at 2811 S. Carson Street, APN # 009-112-25. (Hope Sullivan, hsullivan@carson.org)

Summary: At its meeting of August 29, 2018, the Planning Commission approved a Special Use Permit for a Gaming (unlimited) use on the subject property. That approval contemplated re-use of the existing 6,291 square foot building. In lieu of re-use of the existing building, the applicant is now proposing to build a new 9,050 square foot building on the site. The building's elevations and the site plan are modified from the original approval. The Planning Commission is authorized to approve an amendment to the Special Use Permit.

SUP-19-162 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow for a 6-foot tall wall within 5 feet of the property line on the street side-yard of a property, zoned Multi-Family Apartment (MFA), located at 150 East Roland Street, 009-197-02. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is seeking to install a 6-foot tall sight-obscuring fence or wall along the south property line fronting Roland Street and a portion of the west property line fronting Oak Street. The south wall is to be located along the back of the proposed sidewalk adjacent to Roland Street, and the west wall approximately 9 feet behind the proposed sidewalk adjacent to Oak Street. Per the City's Development Standards, sight obscuring walls are limited to three feet in height when located within the front yard setback or within 5 feet of the property line on the street side. However, fences within the setbacks may be permitted in excess of the ordinance requirements by approval of a special use permit. The Planning Commission has the authority to approve a Special Use Permit.

SUP-19-164 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a residential use in a non-residential zoning district to construct 126 apartment units on a 6.13-acre parcel zoned Neighborhood Business (NB), located on the south side of Little Lane, west of Janas Way, APN 004-015-06. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant proposes to build a multi-family apartment complex consisting of 42 one bedroom units and 84 two bedroom units in eleven buildings. Site

amenities include a swimming pool, a clubhouse, and sports courts. Access is proposed from Little Lane and Jana Way. Multifamily residential development requires a Special Use Permit in the NB zoning district. The Planning Commission is authorized to approve a Special Use Permit.

AB-19-168 For Possible Action: Discussion and possible action regarding a request for an Abandonment of a Public Right-of-Way, specifically a portion of LaMotte Drive, beginning at the rear property lines of 3493 Arrowhead Drive (APN 005-052-03) and 3505 Arrowhead Drive (APN 005-053-03), and extending to approximately the eastern property line of 3321 La Motte Drive (APN 005-053-12). (Kathe Green, kgreen@carson.org)

Summary: La Motte Drive has a horseshoe shape, and connects at both ends to Arrowhead Drive. The applicant is proposing to abandon a portion of roadway in the middle, and to retain the ends, specifically starting at a point approximately 355 feet west of Arrowhead on the north and ending approximately 820 feet west of Arrowhead on the south. The Board of Supervisors is authorized to abandon a right-of-way. The Planning Commission makes a recommendation to the Board.

SUP-10-115-2 For Possible Action: Discussion and possible action regarding the one year review of the approval of a modification to a Special Use Permit for an Asphalt Plant on property zoned General Industrial, located at 8013 Highway 50 East, APN 005-611-35. (Hope Sullivan, hsullivan@carson.org)

Summary: At its meeting of October 24, 2018, the Planning Commission approved the modification of a Special Use Permit for an Asphalt Plant, specifically modifying the hours of operation. In approving this modification, the Planning Commission included a condition of approval mandating a review in one year. The condition further explains that in conducting the one year review, the Commission shall conduct a public hearing. Based on input received at the public hearing, the Commission may modify conditions of approval, or request staff to schedule additional reviews of the Special Use Permit.