

## OFFICIAL NOTICE OF PUBLIC HEARING

**You are hereby notified that the Carson City Planning Commission will conduct a public hearing on Tuesday, December 17, 2019, regarding the items noted below. The meeting will commence at 3:00 p.m. The meeting will be held in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.**

**LU-2019-0069** For Possible Action: Discussion and possible action regarding a request for a modification to a Special Use Permit (SUP-15-078) allowing a new 189 square foot patio cover to be added to the existing guest building and a new 224 square foot freestanding pergola resulting in the cumulative square footage of accessory buildings exceeding 75% of the square footage of the primary structure; on property zoned single family 1 acre (SF1A), located at 2053 Valley View Drive, APN 010-185-08. (Heather Ferris, hferris@carson.org)

*Summary: In 2015 the Planning Commission approved a Special Use Permit (SUP-15-078) for a guest building exceeding 1,000 square feet, the square footage of detached accessory structures totaling more than 75% of the size of the primary structure, and the total square footage of detached accessory structures exceeding 5% of the parcel size. The applicant is proposing the construction of a 224 square foot free-standing lattice patio cover and a 189 square-foot solid patio cover. Carson City Municipal Code 18.05.055 requires approval of a Special Use Permit when the cumulative square footage of accessory structures is more than 75% of the square footage of the primary structure, and when the cumulative square footage of accessory structures is more than 5% of the parcel size on parcels 21,000 square feet or larger. The Planning Commission is authorized to approve a modification to a Special Use Permit.*

**LU-2019-0071** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to exceed the permitted sign area and sign height for a new sign on property zoned Multi-family Apartment (MFA), located at 405 East College Parkway, APN 002-052-09. (Hope Sullivan, hsullivan@carson.org)

*Summary: The applicant is proposing to replace an existing eight foot wide by five foot high sign (40 square feet), mounted on a pedestal, with a sign of the same dimensions and massing and an overall height of eight feet four inches. The new sign will include an electronic message board, and will be located west of the existing sign so as to avoid conflicts with the sidewalk. Per Carson City Development Standards 4.4.7.f, religious organizations may have signs with a maximum size of 32 square feet, and a maximum height of 8 feet. Per Carson City Development 4.6.5, variation from the sign standards may be permitted by Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.*

**LU-2019-0072** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to construct a detached garage resulting in accessory structures exceeding 75% of the size of the primary structure and 5% of the lot area,

and to allow a garage that includes a total of 8 parking bays which exceeds the maximum number of bays allowed without approval of a Special Use Permit, on property zoned Single Family 2 Acre (SF2A), located at 1651 N Winnie Lane, APN 007-572-34. (Heather Ferris, hferris@carson.org)

*Summary: The applicant is seeking to construct a garage building of approximately 6,438 square feet. The detached accessory structures will exceed 75% of the size of the primary structure and 5 % of the total lot area. Additionally, the proposed garage will have 8 parking bays, which exceeds the maximum number of bays allowed without approval of a Special Use Permit. Accessory structures that exceed these limitations may only be established upon approval of a Special use Permit by the Planning Commission.*

**LU-2019-0070** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to expand an Automobile Service Station use and to use an alternative approach to meeting the Downtown Mixed-Use development standards on property zoned Downtown Mixed-Use (DTMU), located at 1112 North Carson Street, APN 001-178-06. (Hope Sullivan, hsullivan@carson.org)

*Summary: The applicant is seeking to expand an existing gas station with convenience store use onto the neighboring property where the former restaurant known as Adele's has been located. Specific proposed improvements are parking spaces, a trash dumpster, landscaping, and a bench. An Automobile Service Station with a convenience market as an accessory use is a Conditional Use in the Downtown Mixed Use zoning district, thus requiring a Special Use Permit. Also, as the applicant will not be meeting all of the design requirements of the Downtown Mixed Use zoning district, primarily because a building is not proposed, the design is considered an alternative approach to the design guidelines, requiring a Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.*

**ZA-2019-0004** For Possible Action: Discussion and possible recommendation to the Board of Supervisors regarding an ordinance, amending Title 18, Chapter 18.16 Development Standards, Division 2.3 to allow both parking spaces to count towards the required minimum number of parking spaces when tandem parking is used in single family residential developments, and providing other matters properly related thereto.

*Summary: Division 2.3 (6) of the Carson City Development Standards prohibits both parking spaces from being counted towards the minimum number of required parking spaces when tandem parking is used, except in mobile home parks, RV parks, and planned unit developments. Currently, only one of the parking spaces is counted towards meeting the required number of parking spaces when tandem parking is used. (Hope Sullivan, [hsullivan@carson.org](mailto:hsullivan@carson.org))*

**2019-00000164** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to exceed the height limit by 3 feet as part of the construction of 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: At its meeting of November 19, 2019, the Planning Commission approved a Special Use Permit for a multi-family apartment complex consisting of 42 one bedroom units and 84 two bedroom units in 11 buildings. The applicant is now seeking to increase the height of the apartment buildings from 26 feet to 29 feet to allow for higher ceilings. In accordance with CCMC 18.04.195, additional height beyond a height limit may be approved subject to the approval of a Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.*

**SUB-2019-0022** For Possible Action: Discussion and possible action regarding a request for a Tentative Subdivision Map known as Andersen Ranch to create 203 single family lots on 48.2 acres zoned Single Family 6,000 (SF6) and Single Family 12,000 (SF12), located at 1450 Mountain Street, APN's 007-573-09, -10, and -11. (Hope Sullivan, hsullivan@carson.org)

*Summary: The applicant is proposing to create 203 residential lots, with a minimum lot size of 5,000 square feet. Vehicular access will be from Mountain Street, Ormsby Boulevard, West Sunset Way, North Richmond Avenue, Lexington Avenue, La Mirada Street, and Bolero Drive. The plans include a multi-use path along the southern property line, and open space along the Mountain Street trailhead. The Planning Commission makes a recommendation to the Board of Supervisors, and the Board has final authority to approve a Tentative Subdivision Map.*