

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

Day: Wednesday
Date: January 29, 2020
Time: Beginning at 5:00 p.m.
Location: Community Center, Sierra Room
851 East William Street
Carson City, Nevada

PLANNING COMMISSION 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 – December 17, 2019

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

PUBLIC HEARING

E.1 VAR-2019-0003* For Possible Action: Discussion and possible action regarding a request for a variance to reduce the rear yard setback for the homes abutting the south property line on property zoned Neighborhood Business (NB), located at Emerson Drive, APN 002-751-07. (Heather Ferris, hferris@carson.org)

Summary: Carson City Development Standards Division 1.18.4(a) requires a minimum setback of 20 feet when adjacent to a residential zoning district, with an additional 10 feet for each story above 1 story. The applicant is proposing two-story homes and is requesting a variance to allow for a 20-foot setback along the southern-most property line (adjacent to Jehovah's Witness Church property).

PUBLIC HEARING

E.2 2019-00000166* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a 37-unit single family residential development on property zoned Neighborhood Business (NB), located on Emerson Drive, north of College Parkway, APN 002-751-07. (Heather Ferris, hferris@carson.org)

Summary: Carson City Municipal Code (CCMC) 18.04.120 allows a residential use in the Neighborhood Business 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. The applicant is also proposing a Tentative Subdivision Map (2019-00000165) to create 37 single family lots; a Special Use Permit (LU-2019-0080) to allow for tandem parking; and a variance (VAR-2019-0003) to allow for reduced rear yard setback.

PUBLIC HEARING

E.3 LU-2019-0080* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for tandem parking on property zoned Neighborhood Business (NB), located at located at Emerson Drive, APN 002-751-07. (Heather Ferris, hferris@carson.org)

Summary: The applicant is requesting to allow Tandem Parking (2-car garage, single car width in a tandem fashion) for a 37-unit single family residential development. In addition, there is parking on both sides of the city street with sidewalk on one side.

PUBLIC HEARING

E.4 2019-00000165 For Possible Action: Discussion and possible action regarding a request for a Tentative Subdivision Map to create 37 single family lots on a 5.5-acre parcel zoned Neighborhood Business (NB) known as Emerson Townhomes, located on Emerson Drive, north of College Parkway, APN 002-751-07. (Heather Ferris, hferris@carson.org)

Summary: The applicant is proposing to subdivide 5.5 acres into 37 lots for single family residential development, with a minimum lot size of 2,933 sq. ft. and an average lot size of 3,811 sq. ft. The Board of Supervisors is authorized to approve a Tentative Subdivision Map. The Planning Commission makes a recommendation to the Board.

PUBLIC HEARING

E.5 LU-2019-0078* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a multifamily apartment complex on property zoned General Commercial (GC) and Multi-Family Apartment Specific Plan Area (MFA-SPA), located at 3679 and 3689 Gordon Street, 1630, 1636 and 1650 Brown Street, APN's 008-303-15, -16, -21, -36, 37 and -39. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is requesting to construct an 81 unit apartment complex consisting of five buildings. Access will be from Brown Street.

PUBLIC HEARING

E.6 LU-2019-0077* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a multi-family apartment complex with commercial space on property zoned Retail Commercial (RC), located at 1421 North Carson Street, APN 002-136-01. (Hope Sullivan, hsullivan@carson.org)

Summary: Carson City Municipal Code (CCMC) 18.04.130 allows a residential use in the Retail Commercial 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. The applicant is requesting to demolish an existing motel and replace it with a 36 unit apartment building and 3,008 square feet of commercial space.

PUBLIC HEARING

E.7 LU-2019-0081* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a new wireless communications facility on property zoned General Commercial (GC), located at 4209 South Carson Street, APN 009-125-24. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is proposing a new 100-foot tall wireless telecommunication monopole with an 8-foot by 8-foot walk in equipment closet and a back-up generator. New telecommunication facilities that exceed the 45-foot height limit of the General Commercial district require approval of a Special Use Permit.

PUBLIC HEARING

E.8 ZA-2019-0005 For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors for an ordinance relating to marijuana dispensaries; amending Title 18 (Zoning), Appendix A (Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments) of the Carson City Municipal Code to amend regulations governing hours of operation and signage for medical marijuana establishments and marijuana establishments. (Heather Ferris, hferris@carson.org)

Summary: The applicant is proposing to amend Division 1.20.1.h of the Development Standards to allow for marijuana dispensaries to increase the allowable signage to a maximum of 90 square feet; and amend Division 1.20.2.b to allow marijuana dispensaries to expand the permitted hours of operation from 7 AM to 8 PM daily to 8 AM to 11 PM daily.

**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 lplemel@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 Damron 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 <https://carson.org/government/meeting-information/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
<https://carson.org/government/meeting-information/agendas>
State Website - <https://notice.nv.gov>