

## OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct a on Wednesday, August 26, 2020, regarding the items noted below. The meeting will commence at 5:00 PM. The meeting will be held in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.

LU-2020-0008 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to expand an existing multi-family residential use from 11 units to 12 units by converting an existing single unit into two units of approximately 1,633 square feet and 1,475 square feet in size, on property zoned Retail Commercial (RC), located at 2610 North Carson Street, APN 001-032-24. (Heather Ferris, hferris@carson.org)

Summary: The applicant is proposing the expansion of an existing multi-family residential use by converting a single large unit into separate upstairs and downstairs units. Each unit is already equipped with its own laundry facilities, HVAC, water heater, bathrooms, and kitchens. Structural modifications to the interior are limited to those necessary to meet the building and fire code to create two separate units. The parking lot will be improved, and new trash enclosures added to the site. Carson City Municipal Code (CCMC) 18.04.030 allows for the expansion of an existing non-conforming use subject to first obtaining a Special Use Permit. Since the existing multi-family residential use is a non-conforming use, the expansion of the use requires the Special Use Permit. The Planning Commission has the authority to approve the Special Use Permit.

LU-2020-0023 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to modify a municipal well site by adding an emergency backup generator on property zoned Single Family 21 (SF21P), located at 4669 East 5th Street, APN 010-384-99. (Hope Sullivan, hsullivan@carson.org)

Summary: Carson City Public Works is proposing to install a diesel generator at the City's Municipal Well 24 site. The improvements would include installing a new generator and fuel tank on a concrete pad. The generator would be approximately 8'-9" tall, 6'-8" wide, and 18'-8" long. The generator will be housed inside a white, level 2, sound attenuating enclosure. The proposed generator will provide emergency backup power to Well 24 as well as the Riverview Sewer Lift Station. The Planning Commission is authorized to approve a Special Use Permit.

LU-2020-0024 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to modify a municipal well site by adding an emergency backup generator on property zoned Public Regional (PR), located at 2115 Desert Peach Drive, APN 007-521-97. (Hope Sullivan, hsullivan@carson.org)

Summary: Carson City Public Works is proposing to install a diesel generator at the City's Municipal Well 55 site. The improvements would include installing a new generator and fuel tank on a concrete pad. The generator would be approximately 9'-4" tall, 6'-9" wide, and 18'-10" long. The generator will be housed inside a white, level 2, sound attenuating enclosure. The

proposed generator will provide emergency backup power to Well 55. The Planning Commission is authorized to approve a Special Use Permit.

LU-2020-0025 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to modify a municipal well site by adding an emergency backup generator on property zoned Public Community (PC), located at 5355 East 5th Street, APN 010-021-43. (Hope Sullivan, [hsullivan@carson.org](mailto:hsullivan@carson.org))

Summary: Carson City Public Works is proposing to install a diesel generator at the City's Municipal Well 41 site. The improvements would include installing a new generator and fuel tank on a concrete pad. The generator would be approximately 9'-4" tall, 6'-9" wide, and 18'-10" long. The generator will be housed inside a white, level 2, sound attenuating enclosure. The proposed generator will provide emergency backup power to Well 41. The Planning Commission is authorized to approve a Special Use Permit.

LU-2020-0027 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a metal storage container on property zoned Public Regional (PR), located at 1860 Russell Way, APN 002-101-91. (Hope Sullivan, [hsullivan@carson.org](mailto:hsullivan@carson.org))

Summary: Carson City Parks, Recreation and Open Space seeks to place an 8 foot x 40 foot x 8 foot metal storage container behind the Multipurpose Athletic Center. The container will be utilized for storage. The Planning Commission is authorized to approve a Special Use Permit.

LU-2020-0030 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a 3,000 square foot, four bay, equipment storage building on property zoned Public Regional (PR), located at 3303 Butti Way, APN 010-031-04. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org))

Summary: Carson City Public Works is proposing to construct an equipment storage building at the Carson City Corporation Yard. The equipment storage building will include 4 bays and be approximately 3,000 square feet in size. The Planning Commission is authorized to approve a Special Use Permit.

LU-2020-0028 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a 42 single family residential attached development on property zoned Neighborhood Business (NB), located at Emerson Drive just north of College Parkway, APN 002-751-07. (Heather Ferris, [hferris@carson.org](mailto: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 (SUB-2020-0008) to create 42 single family lots. The Planning Commission is authorized to approve a Special Use Permit.

LU-2020-0029 For Possible Action: Discussion and possible action regarding a request to amend a Special Use Permit (LU-2019-0080) to allow tandem parking on property zoned

Neighborhood Business (NB), located at Emerson Drive just north of College Parkway, APN 002-751-07. (Heather Ferris, hferris@carson.org)

**Summary:** On January 29, 2020 the Planning Commission approved a Special Use Permit to allow for tandem parking (tandem 2-car garage with an additional driveway space and on-street parking for guests) in conjunction with a 37-unit single family residential development (TSM-19-165 and SUP-19-165). The applicant is now requesting an amendment to allow Tandem Parking (1-car garage with an additional driveway space and on-street parking for guests) for a new 42-unit single family attached development (LU-2020-0028 and SUB-2020-0008). The Planning Commission is authorized to approve a Special Use Permit.

SUB-2020-0008 For Possible Action: Discussion and possible action regarding a Tentative Subdivision Map to create 42 single family lots on a 5.5-acre parcel zoned Neighborhood Business (NB) known as Emerson Cottages, 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 42 lots for attached single family residential development, with a minimum lot size of 2,524 square feet. and an average lot size of 3,416 square feet. The Board of Supervisors is authorized to approve a Tentative Subdivision Map. The Planning Commission makes a recommendation to the Board.