

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct a public hearing on Wednesday, October 28, 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, Theater-Stage, 851 East William Street, Carson City, Nevada.

ZA-2020-0007 Discussion and possible action regarding a recommendation to the Board of Supervisors concerning an ordinance amending the Title 18 Appendix, Development Standards Division 14 (Storm Drainage) to repeal all existing language and replace it with language directing the public to review the Carson City Drainage Manual. (Hope Sullivan, hsullivan@carson.org)

Summary: Division 14 of the Carson City Development Standards addresses the City's storm drainage design standards. The City's Public Works staff is seeking to update the City's stormwater design standards including incorporating low impact design standards. These updates will require an amendment to Carson City Municipal Code (CCMC) Title 14 and CCMC Title 18 Appendix. In Title 18, the applicant proposes to remove all stormwater drainage design standards and replace it with language referring to the Carson City Drainage Manual. The Planning Commission makes a recommendation to the Board of Supervisors when considering an amendment to CCMC Title 18.

LU-2020-0037 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow a 2,009 square foot barn that will cause the cumulative square footage of the accessory buildings to be 225 percent of the size of the primary residence and 5.25 percent of the parcel size, on property zoned Single Family One Acre (SF1A), located at 4071 Center Drive, APN 009-142-12. (Heather Ferris, hferris@carson.org)

Summary: The applicant is seeking to construct a 49 foot by 41-foot barn. Per CCMC 18.05.055.7, as the cumulative square footage of the accessory structures will exceed 75 percent of the total square footage of the primary building, a Special Use Permit is required. Additionally, per CCMC 18.05.055.8, as the lot coverage of accessory buildings will exceed five percent of the parcel size, a Special Use Permit is required. The Planning Commission is authorized to approve a Special Use

LU-2020-0036 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for more additional signage than is allowed on property zoned Multi-Family Apartment (MFA) and General Commercial (GC), located at 400 West Clearview Drive and 3700 South Curry Street, APN 009-151-65.(Hope Sullivan, hsullivan@carson.org)

Summary: The subject property is currently under construction. When completed, it will have 370 apartment units, with access from West Clearview Drive and South Curry Street. The applicant is proposing freestanding signs at each entrance, as well as on-site directories. Per 4.7.2 of the Development Standards, multifamily uses may only have one free standing sign not exceeding 32 square feet. Per 4.6.5 of the Development Standards, variations to the regulations and standards may only be permitted by special use permit. The Planning Commission is

authorized to approve a Special Use Permit.

LU-2020-0038 For Possible Action: Discussion and possible action regarding a modification to Special Use Permit (SUP-17-047) to allow for an 8000 square foot addition to an autobody repair facility, on property zoned Limited Industrial (LI), located at 2016 South Edmunds Drive, APNs: 010-063-03, & -04. (Heather Ferris, hferris@carson.org)

Summary: The special use permit for an autobody repair facility was approved by the Planning Commission at its meeting of May 24, 2017. The applicant is seeking to add an 8000 square foot addition on the building. As autobody repair is a conditional use in the Limited Industrial zoning district, the use can only be established subject to the approval of a special use permit, and the modification is also subject to a special use permit. The Planning Commission is authorized to approve a Special Use Permit.

LU-2020-0033 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a concrete batch plant and rock crushing operation, with silos exceeding the 45-foot height limitation on property zoned General Industrial Airport (GIA), located at 4500 Ryan Way, APN 005-072-06. (Heather Ferris, hferris@carson.org)

Summary: The applicant is seeking to construct a permanent concrete batch plant and rock crushing operation which requires approval of a Special Use Permit per Carson City Municipal Code Section 18.04.152. Additionally, the facility will include silos for material storage that will exceed the 45-foot height limitation for a total overall height of 50 feet. A Special Use Permit is required to exceed the height limit in any zoning district. The Planning Commission is authorized to approve a Special Use Permit.

2010-00000115 For Possible Action: Discussion and possible action regarding the one-year review of the 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 November 19, 2019, 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.