

CARSON CITY PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
WEDNESDAY, JUNE 27, 2018, AT 5:00 PM
COMMUNITY CENTER, SIERRA ROOM, 851 EAST WILLIAM STREET
CARSON CITY, NEVADA

You are hereby notified that the items listed below will be considered by the Carson City Planning Commission **beginning at 5:00 p.m. on WEDNESDAY, JUNE 27, 2018** in the Sierra Room of the Community Center, 851 East William Street, Carson City, Nevada.

SUP-18-082 For Possible Action: To consider a request for a Special Use Permit to create an outdoor interactive space to include fencing, ground cover and interactive play and display features in front of the Children's Museum on property zoned Public Community, and located at 813 N Carson Street, APN 002-164-01.

Summary: The subject property houses the Children's Museum. The applicant is seeking to make improvements in front of the building to create an interactive and inviting space for visitors. As the property is zoned Public Community, the proposed improvements are subject to a Special Use Permit.

SUP-18-083 For Possible Action: To consider a request for a Special Use Permit for a 11,407 square feet expansion to Fremont Elementary School on property zoned Public, located at 1511 Fire Box Road, APN 010-041-03.

Summary: The proposed improvements will expand each of the three wings in the rear of the building, resulting in 8 additional classrooms, restrooms, a mechanical room, storage rooms, and offices. The three building wings are proposed to be connected with a covered walkway. As the property is zoned Public, the proposed improvements are subject to a Special Use Permit.

SUP-18-084 For Possible Action: To consider a request for a Special Use Permit for a 12,580 square feet expansion to Mark Twain Elementary School on property zoned Public, located at 2111 Carriage Crest Drive, APN 002-101-46.

Summary: The proposed improvements will expand each of the three wings in the rear of the building, resulting in seven classrooms, intervention rooms, restrooms, a mechanical room, and storage rooms. Three existing modular classrooms will be removed. The three building wings are proposed to be connected with a covered walkway. As the property is zoned Public, the proposed improvements are subject to a Special Use Permit.

ZMA-18-085 For Possible Action: To consider a request for a Zoning Map Amendment to change the effective date of a zoning map amendment from Agriculture to a mix of Single Family 6000, General Commercial, Multi-Family Apartment, and Multi-Family Duplex to become effective upon the transfer of ownership of the sale of property from the Myers Family Exempt Trust. The property is located at 2200 East Fifth Street, APNs 010-041-38, 010-041-52, and 010-041-071.

Summary: On April 7, 2016, the Board of Supervisors approved Ordinance 2016-6, approving an amendment to the zoning map on the subject properties with an effective date of the transfer of

ownership from MTK Properties LLC, Arraiz Family Trust, and Tom and Martha Keating Family Trust. The applicant is seeking to purchase the subject property, and is seeking to modify the effective date of the zoning map amendment to become effective upon the transfer of the property from the Myers Family Exempt Trust.

ZCA-18-090 For Possible Action: To make a recommendation to the Board of Supervisors regarding an ordinance amending Title 18 (Zoning), Appendix A (Development Standards), Division 4 (Signs), Section 4.4 (Administration) of the Carson City Municipal Code to amend regulations related to temporary banners, flags, a-frame signs and other temporary sign devices; and providing other matters properly related thereto.

Summary: The Board of Supervisors provided general direction to staff on May 17, 2018, regarding possible changes to regulations pertaining to the use of temporary banners, flags, and A-frame sign for commercial advertising. Currently, banners are permitted for up to 30 days in any 90-day period, freestanding flags are prohibited and are only allowed when attached a structure, and A-frame signs are prohibited except within the downtown area. Changes may include clarifying times for using banners, restrictions related to “feather flags,” and allowing A-frame signs adjacent to all businesses.

ZCA-18-091 For Possible Action: To make a recommendation to the Board of Supervisors regarding an ordinance amending Title 18 (Zoning), Chapter 18.03 (Definitions) of the Carson City Municipal Code to amend the definition of “guest building”; and amending Title 18 (Zoning), Appendix A (Development Standards), Division 1 (Land Use And Site Design), Section 1.4 (Guest Building Development) of the Carson City Municipal Code to allow occupation of guest buildings by non-family members or renters, and providing other matters properly related thereto.

Summary: A “guest building” is a secondary residential unit on a residential property. Guest buildings are permitted on residential properties subject to certain requirements, including limitations on size. Current regulations limit the use of guest buildings to the primary resident’s family members and non-paying guests. The proposed amendment would eliminate the limitation on who may occupy a guest building and, therefore, allow an accessory dwelling unit to be rented to non-family members.

This notice will be posted at the following locations:
City Hall, 201 North Carson Street
Carson City Library, 900 North Roop 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