

CARSON CITY PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
WEDNESDAY, MARCH 28, 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, MARCH 28, 2018** in the Sierra Room of the Community Center, 851 East William Street, Carson City, Nevada.

SUP-18-018 For Possible Action: To consider a request for a Special Use Permit for a Billboard on property zoned Retail Commercial (RC), located at 3590 North Carson Street, APN 007-462-03. (Kathe Green, kgreen@carson.org)

Summary: Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.

SUP-18-022 For Possible Action: To consider a request for a Special Use Permit for a Billboard on property zoned General Industrial (GI), located at 5740 Highway 50 East, APN 008-391-07. (Kathe Green, kgreen@carson.org)

Summary: Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.

SUP-18-023 For Possible Action: To consider a request for a Special Use Permit for a Billboard on property zoned General Commercial (GC), located at 4769 South Carson Street, APN 009-287-02. (Kathe Green, kgreen@carson.org)

Summary: Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.

SUP-18-024 For Possible Action: To consider a request for a Special Use Permit for a Billboard on property zoned General Commercial (GC), located at 1991 East William Street, APN 008-152-22. (Kathe Green, kgreen@carson.org)

Summary: Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.

SUP-18-025 For Possible Action: To consider a request for a Special Use Permit for a Billboard on property zoned General Industrial (GI), located at 6369 Highway 50 East, APN 008-522-11. (Kathe Green, kgreen@carson.org)

Summary: Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.

SUP-18-026 For Possible Action: To consider a request for a Special Use Permit for a Billboard on property zoned General Commercial (GC), located at 497 West Bennett Avenue, APN 009-301-05. (Kathe Green, kgreen@carson.org)

Summary: Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.

SUP-18-028 For Possible Action: To consider a request for a Special Use Permit for a Billboard on property zoned General Commercial (GC), located at 4900 South Carson Street, APN 009-284-01. (Kathe Green, kgreen@carson.org)

Summary: Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.

SUP-18-029 For Possible Action: To consider a request for a Special Use Permit for a Billboard on property zoned General Commercial (GC), located at 5100 South Carson Street, APN 009-301-06. (Kathe Green, kgreen@carson.org)

Summary: Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.

SUP-18-031 For Possible Action: To consider a request for a Special Use Permit to allow a fence to exceed the height limitation on property zoned Single Family One Acre (SF1A), located at 4031 Center Drive, APN 009-142-11. (Hope Sullivan, hsullivan@carson.org)

Summary: The subject property is a corner lot. The applicant is seeking to install a six foot tall solid fence on the street side property line where the height limit is three feet, unless setback five feet. Fences within setbacks may be permitted in excess of the ordinance requirements by approval of a Special Use Permit.

SUP-17-217 For Possible Action: To consider a request for a Special Use Permit to construct a detached garage that results in accessory structures that exceed five percent of the lot area and exceeds 50 percent, but not more than 75 percent, of the size of the primary structure, on property zoned Conservation Reserve, located at 5371 Corrinne Ct, APN 008-816-21. (Kathe Green, kgreen@carson.org)

Summary: The applicant is requesting to construct a 2,625 square foot detached garage building on the subject property. The square footage of accessory buildings would be 71% of the size of the primary structure and 5.95% of the lot area. An Administrative Permit is required for the square footage of the accessory structures to exceed 50% but not more than 75% of the size of the main structure, but detached accessory structures exceeding 5% of the lot area requires Special Use Permit review and approval. The applicant has elected to combine the two reviews into one.

SUP-15-079-02 For Possible Action: To consider a request for a revision to a Special Use Permit for an accessory structure that exceeds 75 percent of the size of the primary building, specifically revising Conditions of Approval relative to a requirement for landscaping to screen the structure from the street and adjacent properties, a size limitation of 1200 square feet for the accessory structure, a requirement for removal of two shed structures, and a requirement that unregistered and inoperable vehicles not be stored outside the structure. The property is zoned Single Family One Acre (SF1A), and located at 4589 Silver Sage Drive, APN 009-176-05. (Kathe Green, kgreen@carson.org)

Summary: The applicant is requesting to revise the conditions of approval associated with the Special Use Permit issued on September 30, 2015, so as to construct a 1,500 square foot detached garage/shop building on the subject property. This accessory structure will be in addition to two existing accessory structures already located on the property. A Special Use Permit is required for the cumulative square footage of the accessory structures to exceed 75 percent of the size of the main structure.

TSM-17-184 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Tentative Subdivision Map application from Blackstone Development Group Inc. to create a 209 lot subdivision

on approximately 58.5 acres within the Lompa Ranch North Specific Plan Area on property approved for Single Family 6000 (SF6) zoning, located at 2200 E. Fifth Street, APN 010-041-71. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is seeking Tentative Subdivision Map approval for a 209 lot subdivision on 58.5 acres. The minimum lot size is 6000 square feet. The plans also include 8.7 acres of open space and 18 acres of right-of-way. The Planning Commission makes a recommendation to the Board of Supervisors on requests for Tentative Subdivision Maps.

ZCA-18-032 For Possible Action: To make a recommendation to the Board of Supervisors regarding an ordinance relating to marijuana; 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 and clarify regulations governing signage for medical marijuana establishments and marijuana establishments. (Lee Plemel, lplemel@carson.org)

Summary: The proposed ordinance is intended to clarify sign regulations for medical marijuana establishments and marijuana establishments by adding the sign standards directly into the regulations pertaining to such establishments rather than referring to sign standards elsewhere in the city code. The proposed ordinance would continue to limit signs for medical marijuana establishments and marijuana establishments to a size consistent with office uses, which is less than for other retail uses, and to clarify that each business at a given location is entitled to a certain amount of sign area.

MISC-18-038 For Possible Action: Consideration of an appeal of the staff's interpretation and application of Section 1.13 of the Development Standards concerning fencing, and 18.05.055 of the Municipal Code regarding accessory structures. (Hope Sullivan, hsullivan@carson.org)

Summary: Carson City Municipal Code Section 18.02.060 allows for an administrative decision of the Director to be appealed by the applicant or any aggrieved party to the Planning Commission. The appellant is appealing staff's interpretation and application of regulations concerning fencing, and regulations concerning accessory structures.

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