

**CARSON CITY PLANNING COMMISSION
AND THE GROWTH MANAGEMENT COMMISSION
NOTICE OF PUBLIC HEARING
WEDNESDAY, MAY 30, 2018, AT 3:30 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 3:30 p.m. on WEDNESDAY, MAY 30, 2018** in the Sierra Room of the Community Center, 851 East William Street, Carson City, Nevada.

GM-18-071 For Possible Action: To recommend to the Board of Supervisors a Resolution establishing the maximum number of residential building permit allocations under the Growth Management Ordinance for the years 2019 and 2020 and estimating the maximum number of residential building permits for the years 2021 and 2022; establishing the number of building permit allocations within the Development and General Property Owner categories; and establishing a maximum average daily water usage for commercial and industrial building permits as a threshold for Growth Management Commission review. (Lee Plemel)

Summary: The Planning Commission, acting as the Growth Management Commission, is required to make annual recommendations to the Board of Supervisors to establish the number of residential permits that will be available for the following calendar year. This has historically been based upon a maximum growth rate of three percent. The commercial and industrial daily water usage threshold is 15,000 gallons per day annual average in 2018, above which Growth Management Commission approval is required. (Lee Plemel)

MPA-17-185 For Possible Action: To adopt a resolution recommending to the Board of Supervisors approval of a Master Plan Amendment from Blackstone Development Group, Inc. to create a new Specific Plan Area for 26.89 acres of the existing Lompa Ranch Specific Plan Area, located at the east end of Railroad Street between Saliman Road and Railroad Street, APN 010-051-44. (Hope Sullivan)

Summary: The subject property is identified in the City's Master Plan as part of the Lompa Ranch Specific Plan Area. Consistent with the Lompa Ranch Specific Plan Area Policies, lands within this area are required to have a new Specific Plan adopted, as well as rezoning. The proposed Specific Plan will address design standards and guidelines, as well as public services and infrastructure.

ZMA-17-186 For Possible Action: To recommend to the Board of Supervisors approval of a Zoning Map Amendment from Blackstone Development Group, Inc. to change the zoning from Agriculture (A) to Single Family 6000 (SF6) on 26.89 acres of the existing Lompa Ranch Specific Plan Area, located at the east end of Railroad Street between Saliman Road and Railroad Street, APN 010-051-44. (Hope Sullivan)

Summary: The subject property is identified in the City's Master Plan as part of the Lompa Ranch Specific Plan Area. Consistent with the Lompa Ranch Specific Plan Area Policies, lands within this area are required to have a new Specific Plan adopted, as well as rezoning. The applicant is seeking Single Family 6000 zoning, which corresponds to the existing Master Plan land use designation of Medium Density Residential.

SUP-18-066 For Possible Action: To consider a request for a Special Use Permit for a Billboard on property zoned General Industrial (GI) located at 8025 Hwy 50 East, APN 008-611-04. (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-18-068 For Possible Action: To consider a request to amend Special Use Permit SUP-14-081 to expand the Medical Marijuana Dispensary use by 1294 square feet and to operate a Retail Marijuana Store as well as the existing Medical Marijuana Dispensary on property zoned General Commercial (GC) located at 2765 Highway 50 East, APN 008-312-12. (Hope Sullivan, hsullivan@carson.org)

Summary: At its meeting of October 29, 2014, the Planning Commission issued Special Use Permit SUP-14-018 to allow for a Medical Marijuana Dispensary in a 2450 square foot tenant space on the subject property. The applicant is now seeking to expand the use into the neighboring 1294 square foot tenant space, and to operate a Retail Marijuana Store in addition to the Medical Marijuana Dispensary. Per CCMC 18.04.135 both the Retail Marijuana Store, as well as the Medical Marijuana Dispensary use, is a Conditional Use in the GC zoning district.

VAR-18-065 For Possible Action: To consider a request for a Variance to the front, side, and rear setbacks so as to allow setbacks of seven feet, five feet, and ten feet respectively where the required setbacks are ten feet, ten feet and 20 feet respectively, on property zoned Residential Office (RO) located at 213 South Nevada Street, APN 003-114-08. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is seeking to redevelop an existing 2,365 square foot lot in the downtown area by demolishing an existing home on the site, and building a new home. The minimum lot size in the RO zoning district is 6000 square feet, thus the existing lot is non-conforming. The existing home on the lot does not comply with the required setbacks. Per the provisions of CCMC 18.02.085, the Planning Commission has the authority to approve a Variance upon making the three required findings.

ZCA-18-074 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Zoning Code Amendment, and ordinance amending Title 18 Appendix of the Carson City Municipal Code, Development Standards Division 15, Water, Sewer, Reclaimed Water Standards, to revise certain guidelines for sewer design criteria.

Summary: Section 15.3.2 of the Design Standards provides for sewer design criteria. The proposed amendment to the Standards addresses sewer main pipe sizing based on design peak flow data, and creating a capacity distinction based on pipe size.

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