

## OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct a public hearing on Wednesday, April 29, 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-2020-0009 For Possible Action: Discussion and possible action regarding a request to amend a Special Use Permit (SUP-10-014) to allow for a 400 square-foot outdoor classroom and a 124 square-foot office addition to serve the existing greenhouse on property zoned Public (P), located at 1111 North Saliman Road, APN 010-041-64. (Heather Ferris, hferris@carson.org)

*Summary: On March 31, 2010, the Planning Commission approved a Special Use Permit (SUP-10-014) to allow for the construction of a greenhouse at Carson High School. The proposed outdoor classroom and office additions are intended to supplement the students outdoor learning experience and existing Greenhouse Project operation by providing additional space for classes to be held and office space for teachers. A school is a conditional use which requires a Special Use Permit in the Public zoning district (CCMC 18.04.170). The addition of the outdoor classroom and office were not included in the original Special Use Permit for the greenhouse, therefore, an amendment to the Special Use Permit is required. The Planning Commission is authorized to approve an amendment to the Special Use Permit.*

LU-2020-0002 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow for detached accessory structures that exceed, in aggregate, 75% of the size of the primary structure on property zoned Mobile Home 12,000 (MH12), located at 2699 Dori Way, APN 008-183-26. (Heather Ferris, hferris@carson.org)

*Summary: The applicant is seeking approval for a detached carport of 540 square feet. The primary structure on the property is 1,440 square feet and the existing detached garage is 840 square feet in size. With the addition of the carport the resulting combined accessory structures are 96% of the size of the primary structure. Detached accessory structures exceeding a combined 75% of the size of the primary structure require approval of a Special Use Permit.*

PUD-2020-0002 For Possible Action: Discussion and possible action regarding a request for a modification to the Silver Oak Planned Unit Development and associated Development Agreement so as to modify the development standards in the areas identified as Cluster Housing areas "CC," "DD," and "EE," and modifying the boundaries of Cluster Housing areas "DD" to incorporate 0.94 acres of area originally designated as open space on properties zoned Single Family 12,000 Planned Unit Development, located on the southside of Silver Oak Drive, east of Siena Drive and Red Leaf Drive, and a parcel located southwest of Eagle Valley Ranch Road, and further identified as

APNs 007-552-44, 007-552-38, 007-552-19 and 007-552-41. (Hope Sullivan, hsullivan@carson.org)

*Summary: The Silver Oak Planned Unit Development (PUD) was approved on September 16, 1993. The conditions and terms of approval of the PUD were incorporated into a development agreement adopted as Ordinance No. 1994-1, on January 6, 1994. The PUD includes four cluster housing blocks, one of which is already developed. The applicant is seeking to reduce the maximum number of units in Block DD, located south of Silver Oak Drive and east of Siena Drive, from a maximum of 92 units to 64 units. The applicant is also proposing that the boundary of Block DD be expanded easterly to incorporate 0.94 acres of open space into residential lots. For Blocks "CC," "DD," and "EE," the applicant proposes to eliminate references to zero lot line townhomes and limitations on lot coverage, and to modify the required setbacks. The Board of Supervisors may amend the PUD and the associated development agreement. The Planning Commission makes a recommendation to the Board.*

ZA-2020-0004 For Possible Action: Discussion and possible action regarding a Zoning Map Amendment to change the zoning from Public Regional (PR) to Multi-Family Apartment (MFA) on land located at 3410 Butti Way, APN 010-037-04. (Hope Sullivan, hsullivan@carson.org)

*Summary: The subject property has a Master Plan land use designation of High Density Residential. The requested zoning map amendment will create consistency with the Master Plan and allow for the development of high-density residential uses. The Board of Supervisors is authorized to amend the zoning map. The Planning Commission makes a recommendation to the Board.*

If you have questions related to the application(s), contact the Carson City Planning Division at (775)887-2180 or [planning@carson.org](mailto:planning@carson.org).