

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct a public hearing on Tuesday, December 15, 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, Bob Boldrick Theater, 851 East William Street, Carson City, Nevada.

LU-2020-0045 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow alternative compliance of the Downtown Mixed Use Standards, specifically standards related to a mixed use requirement, a community amenity requirement, the sidewalk specification, and building envelope step-back requirements relative to a multi-family residential development on property zoned Downtown Mixed Use (DT-MU), located at 906 South Stewart Street, APNs 004-055-02, and -07. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is proposing to construct a 253 unit apartment project known as Stewart Street Apartments. As the property is located in the Downtown Mixed Use zoning district, development must meet the standards identified in Division 6 of the Development Standards. Alternatively, per CCMC 18.07.025, the applicant may seek a Special Use Permit to allow for alternative compliance. The Planning Commission is authorized to approve a Special Use Permit.

LU-2020-0046 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow for the expansion of Eagle Valley Middle School, on property zoned Public (P), located at 4151 East 5th Street, APN 010-035-27. (Heather Ferris, hferris@carson.org)

Summary: Carson City School District is proposing to expand Eagle Valley Middle School (EVMS) to provide additional capacity. The proposed addition will be approximately 20,915 square feet over two-stories with a building footprint of approximately 10,867 square feet. The project includes: 10 new classrooms (five on each floor), 2 STEM (Science, Technology, Engineering, Mathematics) labs, learning corridors, computer rooms, offices, workrooms, staff and general restrooms, storage space, courtyard area for outdoor learning with built-in benches, and an area for a future hoop house. The project will allow for additional student capacity, with an increase from 762 students to approximately 950 students which will help to alleviate overcrowding at Carson Middle School by allowing for modified attendance zones between the two schools. Per Carson City Municipal Code 18.04.170 the use may only be established or modified subject to approval of a Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.

ZA-2020-0009 For Possible Action: Discussion and possible action regarding a Zoning Map Amendment to change the zoning from General Commercial (GC) to Limited Industrial (LI), on property located at 900 Mallory Way, APN 009-551-03. (Heather Ferris, hferris@carson.org)

Summary: The proposed amendment would rezone the property back to what it was prior to being changed to GC for a school use on the property. The proposed LI zoning is consistent with

the current zoning of surrounding properties to the east and west as well as with the current uses of those properties. The Board of Supervisors is authorized to amend the zoning map. The Planning Commission makes a recommendation to the Board.