

CARSON CITY PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
WEDNESDAY, SEPTEMBER 28, 2016 and THURSDAY, SEPTEMBER 29, 2016,
AT 5:00pm
COMMUNITY CENTER, 851 EAST WILLIAM STREET
CARSON CITY, NEVADA

You are hereby notified that the items listed below will be considered with action taken by the Carson City Planning Commission beginning at 5:00 p.m. on **WEDNESDAY, SEPTEMBER 28, 2016** and beginning at 5:00 p.m. on **THURSDAY, SEPTEMBER 29, 2016,** 851 East William Street, Carson City, Nevada.

***THE FOLLOWING ITEMS WILL BE HEARD ON WEDNESDAY, SEPTEMBER 28, 2016,
BEGINNING AT 5:00 PM, IN THE SIERRA ROOM***

SUP-16-088* For Possible Action: To consider a request from Carson City Parks & Recreation (property owner Carson City) for a Special Use Permit to allow a Disc Golf Course on property zoned Public Regional (PR), located at 3600 Flint Dr., APN 010-691-04. (Kathe Green)

Summary: This request is to allow the Carson City Parks and Recreation Department to place a disc golf course (similar to golf but played with a concave plastic disc thrown into wire baskets) complex consisting of two 18-hole tournament courses, and one nine-hole short course. The applicant also proposes a fifty space parking lot, a covered picnic area, bathroom facilities, and signage. This facility is proposed to be located northwest of the Carson City landfill area, and southwest of Flint Drive. All uses in the Public Regional zoning district require approval of a Special Use Permit.

SUP-16-089* For Possible Action: To consider a request from Ken Rose (property owner Battle Born Properties LLC) for a Special Use Permit to allow an Indoor Go Cart facility in Retail Commercial zoning (RC), located at 3777 N. Carson St., APN 002-391-34. (Hope Sullivan)

Summary: The applicant is seeking to utilize a 34,128 square foot space in an existing shopping center for a Go Cart facility. The electric go carts will utilize rechargeable lithium batteries. The facility will also include a video game arcade, vending machines, picnic tables, storage lockers, a pre-drive training room, a waiting area, and restrooms. Proposed hours of operation are 10:00 AM – 10:00 PM.

SUP-16-090* For Possible Action: To consider a request for a Special Use Permit from Silver Bullet of Nevada, LLC (property owner: C & A Investments, LLC) to allow the operation of an unlimited gaming casino, bar, and additional signage on property Retail Commercial (RC), located at 3246 N. Carson St., APN: 007-462-06. (Hope Sullivan)

Summary: The applicant is seeking to utilize 17,908 square feet of space in the North Town Plaza shopping center for an Unlimited Gaming use with a full service restaurant and a bar. The use is proposed to be open 24 hours a day. The applicant is also proposing to modify the existing freestanding sign for the shopping center, and proposing a total sign area of 345.2 square feet when the maximum allowed is 300 square feet. The applicant proposes to transfer an existing unrestricted gaming license.

**THE FOLLOWING ITEMS WILL BE HEARD ON THURSDAY, SEPTEMBER 29, 2016,
BEGINNING AT 5:00 PM, IN THE BOB BOLDRICK THEATER**

MPA-16-091 For Possible Action: To adopt a resolution recommending to the Board of Supervisors approval of a Master Plan Amendment from Lumos & Associates (property owner Andersen Family Associates) to allow a change in the Master Plan Land Use Designation of a 5.6 acre area from Medium Density Residential (MDR) to Mixed Use Residential (MUR), located at North Ormsby Blvd. and 1450 Mountain St., APNs 007-573-06, & 08. (Hope Sullivan)

Summary: The applicant is seeking to change the land use designation in the Master Plan of a 5.6 acre portion of land from Medium Density Residential to Mixed Use Residential. The applicant's stated purpose for seeking the amendment is "to allow for assisted / independent living uses as part of the Vintage at Kings Canyon PUD."

TPUD-16-092 For Possible Action: To consider a request from Lumos & Associates (property owner Andersen Family Associates) for a Tentative Planned Unit Development (TPUD) on 78.2 acres for the proposed Vintage at Kings Canyon development. The TPUD is requested for (1) Tentative Map approval to create 212 single family residential lots ranging in size from 1,690 square feet to 17,000 square feet, (2) a Zoning Map amendment to rezone 5.6 acres of land from Single Family 6,000 (SF6) and Single Family 12,000 (SF12) to Neighborhood Business (NB) zoning; and (3) a Special Use Permit for Congregate Care Housing in the Neighborhood Business (NB) zoning district. The subject property is located at North Ormsby Blvd, 1450 Mountain St and 1800 Kings Canyon Rd, APNs 007-573-06, 07, 08 & 009-012-02. (Hope Sullivan)

Summary: The applicant is seeking to develop 78.2 acres of property for 212 single family residential lots with a clubhouse and pool, a 96 unit congregate care facility with associated ancillary uses (examples: hair salon, barber), a park, and a trail system. The development is proposed to be an over 55 community, with a limitation of two permanent occupants for each home. Except for the park and some of the trails, the on-site uses are intended to be available to residents of the community and their guests only, and not open to the public.

**This notice will be posted at the following locations
on September 7 , 2016**

**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**