

CARSON CITY PLANNING COMMISSION – SPECIAL MEETING
WEDNESDAY, MAY 24, 2017, AT 9:00 AM
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 9:00 a.m. on WEDNESDAY, MAY 24, 2017** in the Sierra Room of the Community Center, 851 East William Street, Carson City, Nevada.

SUP-17-051 For Possible Action: To consider a request for a Special Use Permit from Carson City (property owner: Carson City) to allow a bus terminal on property zoned Public Regional (PR), located at 3770 Butti Way, APN 010-037-02. (Hope Sullivan)

Summary: The applicant is seeking to locate the administrative offices and the bus parking for the JAC bus system on the subject property. A bus terminal is considered a Conditional Use in the PR zoning district, thus is permitted subject to Special Use Permit.

SUP-17-032 For Possible Action: To consider a request for a Special Use Permit from Gold Dust Carson City LLC, (property owners: Gold Dust Carson City LLC and Propco Carson LLC) to allow a freeway oriented sign, on property zoned General Commercial (GC) and Multi-Family Apartment (MFA), located at East William Street & 2171 E William Street, APNs: 008-152-25, and -26. (Hope Sullivan)

Summary: The applicant is seeking to construct a 57 foot 6 inch tall, 581 square foot freeway-oriented sign at the Gold Dust West Casino and Hotel, to serve property 17.6 acres in size, adjacent to I-580. As part of the application, the applicant is proposing to replace an existing 40 foot tall, 356 square foot existing sign with a 16 foot, 5.5 inch tall, that is approximately 150 square feet.

SUP-17-042 For Possible Action: To consider a request for a Special Use Permit from Randell T & Julie A Atkins to allow an accessory structure which exceeds 75% of the size of the primary structure and exceeds 5% of the parcel size on property zoned Single Family One Acre (SF1A), located at 1393 Koontz Lane, APN 009-332-07. (Kathe Green)

Summary: The applicant is requesting a detached accessory structure of 3,200 square feet. If detached accessory structures on site exceed 75% of the size of the primary structure or 5% of the parcel size, review and approval of a Special Use Permit by the Planning Commission is required.

SUP-17-047 For Possible Action: To consider a request for a Special Use Permit from Battle Born Autobody LLC (Agent) Morris Engineering LTD (property owner: Bernard Family Trust) to allow an Autobody repair facility, on property zoned Limited Industrial (LI), located at 2441 & 2445 Fairview Drive, APNs: 010-063-03, & -04. (Kathe Green)

Summary: The applicant is requesting an auto body repair facility in the Limited Industrial zoning district. This requires a Special Use Permit as the use is conditional in this zoning district. The request includes painting and exterior body repair of automobiles within an existing building as well as storage of vehicles on site.

ZMA-17-049 For Possible Action: To make a recommendation to the Board of Supervisors regarding a request from Nevada Builders Alliance (property owner: Builders Association of Western Nevada) for a Zoning Map Amendment (ZMA) to remove a resolution of intent, on property zoned Neighborhood Business (NB), located at 806 Randell Drive, APN 009-072-01. (Hope Sullivan)

Summary: On June 21 2001, the Board of Supervisors adopted Resolution 2001-R-43 to change the zoning of subject property from Mobile Home 6000 to Neighborhood Business with the limitation that the use could only be as an office for the Builders Association of Western Nevada. The request is to remove the limitation so as to allow any uses in the Neighborhood Business zoning district to be allowed consistent with Title 18.

SUP-17-050 For Possible Action: To consider a request for a Special Use Permit from Nevada Builders Alliance (property owner: Builders Association of Western Nevada) to allow a child care facility, on property zoned Neighborhood Business (NB), located at 806 Randell Drive, APN 009-072-01. (Hope Sullivan)

Summary: The applicant is seeking to establish a child care facility for up to 36 children on the subject property. Proposed hours of operation are limited to 6:00 a.m. to 8:00 p.m. As a child care facility is a conditional use in the Neighborhood Business zoning district, the use may only be established upon obtaining a Special Use Permit.

VAR-17-054 For Possible Action: To consider a request for a Variance from Nevada Builders Alliance (property owner: Builders Association of Western Nevada) to allow for a reduction from four on-site parking spaces to one on-site parking space for a child care facility, on property zoned Neighborhood Business (NB), located at 806 Randell Drive, APN 009-072-01. (Hope Sullivan)

Summary: The applicant is seeking to use on-street parking as opposed to making on-site parking improvements that would require the removal of landscaping. The Planning Commission is authorized to issue a variance.

ZCA-17-024 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Zoning Code Amendment to amend Title 18, Chapter 18.16 Development Standards, Division 1 Land Use and Site Design, Section 1.17, Multi-Family Apartment Development Standards and Section 1.18 Non-Residential Districts to clarify that single family residential development and two family residential development may meet the Open Space requirements by providing either common open space or private open space. (Hope Sullivan)

Summary: Both Sections 1.17 and 1.18 of the Development Standards include requirements for common open space. The proposed amendment would allow the open space requirement to be met through private open space in cases of single family residential developments, two family residential developments, or a combination of the two. The Planning Commission will make a recommendation to the Board of Supervisors regarding the text amendment.

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