COMMUNITY DEVELOPMENT REPORT

DECEMBER 2019

This condensed report provides information regarding new zoning applications and new development applications that may be of interest to the public. For the latest status on all projects, go to http://gis.carson.org/developmentmap for the development status map.

Updated December 4, 2019

Community Development Department
UNDER ZONING REVIEW

Andersen Ranch - 1450 Mountain Street

Tentative Subdivision Map known as Andersen Ranch Estates to create 203 single-family lots on 48.2 acres zoned Single Family 6,000 (SF6) and Single Family 12,000 (SF12).

Scheduled for review by the Planning Commission on December 17, 2019.
UNDER ZONING REVIEW

| 405 East College Parkway |

Special Use Permit to exceed the permitted sign area and sign height for a new sign on property zoned Multi-family Apartment (MFA).

Scheduled for review by the Planning Commission on December 17, 2019.
Special Use Permit to expand an Automobile Service Station use and to use an alternative approach to meeting the Downtown Mixed-Use development standards on property zoned Downtown Mixed-Use (DTMU).

Scheduled for review by the Planning Commission on December 17, 2019.
UNDER ZONING REVIEW

| Little Lane & Janas Way |

Special Use Permit to increase the permitted building height from 26 ft. to 29 ft. for the construction of 126 apartment units on property zoned Neighborhood Business (NB).

Scheduled for review by the Planning Commission on December 17, 2019.
Modification to a Special Use Permit allowing a new 189 square foot patio cover to be added to the existing guest building and a new 224 square foot freestanding pergola resulting in the cumulative square footage of accessory buildings exceeding 75% of the square footage of the primary structure, on property zoned single family 1 acre (SF1A).

Scheduled for review by the Planning Commission on December 17, 2019.
Special Use Permit to construct a detached garage resulting in accessory structures exceeding 75% of the size of the primary structure and 5% of the lot area, and to allow a garage that includes a total of 8 parking bays which exceeds the maximum number of bays allowed without approval of a Special Use Permit, on property zoned Single Family 2 Acre (SF2A).

Scheduled for review by the Planning Commission on December 17, 2019.
Abandonment of a Public Right-of-Way, specifically a portion of LaMotte Drive.

Approved by the Planning Commission on November 19, 2019.
Tentatively scheduled for review by the Board of Supervisors on January 2, 2020.
BUILDING PERMIT ISSUED

3883 South Carson Street

New Chase Bank
Valuation: $1.8 million
BUILDING PERMIT ISSUED

4751 Cochise Street

New Chick-Fil-A restaurant
Permit Valuation: $1.1 Million
PLANNING COMMISSION

OTHER AGENDA ITEMS

ZA-2019-0004 For Possible Action: Discussion and possible recommendation to the Board of Supervisors regarding an ordinance, amending Title 18, Chapter 18.16 Development Standards, Division 2.3 to allow both parking spaces to count towards the required minimum number of parking spaces when tandem parking is used in single family residential developments, and providing other matters properly related thereto. (Heather Ferris, hferris@carson.org)

Summary: Division 2.3 (6) of the Carson City Development Standards prohibits both parking spaces from being counted towards the minimum number of required parking spaces when tandem parking is used, except in mobile home parks, RV parks, and planned unit developments. Currently, only one of the parking spaces is counted towards meeting the required number of parking spaces when tandem parking is used. The proposed code amendment would allow both parking spaces to count toward the required minimum number of spaces in single family residential developments.

SUP-10-115 For Possible Action: Discussion and possible action requesting that the Director investigate the conduct of Tahoe Western Asphalt relative to Special Use Permit SUP-10-115 as amended, located at 8013 Highway 50 East, APN 008-611-35, to determine if grounds exist for revocation or reexamination of the Special Use Permit.

Summary: At its meeting of January 26, 2011, the Planning Commission approved a Special Use Permit for an asphalt plant and aggregate crushing facility at 8013 Highway 50 East. In 2018, the Planning Commission approved an amendment to the Special Use Permit, and in November 2019 performed an annual review of the Special Use Permit. The Special Use was issued, and amended, based on the ability of the Commission to find that the use will not be detrimental to the use, peaceful enjoyment, and economic value of surrounding properties or the general neighborhood, or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity. During public comment received both in 2018 and 2019, there were allegations that the use is detrimental to the use, peaceful enjoyment, and economic value, of surrounding properties or the general neighborhood, and that odors are not being mitigated.

Scheduled for review by Planning Commission on December 17, 2019.
For more information, contact:
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DECEMBER 2019
Go to http://gis.carson.org/developmentmap for the status map of current projects

Community Development Department