

## OFFICIAL NOTICE OF PUBLIC HEARING

**You are hereby notified that the Carson City Planning Commission will conduct a public hearing on Wednesday, January 29, 2020, regarding the items noted below. The meeting will commence at 5:00 p.m. The meeting will be held in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.**

**VAR-2019-0003** For Possible Action: Discussion and possible action regarding a request for a Variance to reduce the rear yard setback for the homes abutting the south property line on property zoned Neighborhood Business (NB), located at Emerson Drive, APN 002-751-07. (Heather Ferris, hferris@carson.org)

*Summary: Carson City Development Standards Division 1.18.4(a) requires a minimum setback of 20 feet when adjacent to a residential zoning district, with an additional 10 feet for each story above 1 story. The applicant is proposing two-story homes and is requesting a variance to allow for a 20-foot setback along the southern-most property line (adjacent to Jehovah's Witness Church property).*

**2019-00000166** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a 37-unit single family residential development on property zoned Neighborhood Business (NB), located on Emerson Drive, north of College Parkway, APN 002-751-07. (Heather Ferris, hferris@carson.org)

*Summary: Carson City Municipal Code (CCMC) 18.04.120 allows a residential use in the Neighborhood Business zoning district as a conditional use. As it is a conditional use, it may only be established upon approval of a Special Use Permit by the Planning Commission. The applicant is also proposing a Tentative Subdivision Map (2019-00000165) to create 37 single family lots; a Special Use Permit (LU-2019-0080) to allow for tandem parking; and a variance (VAR-2019-0003) to allow for reduced rear yard setback.*

**LU-2019-0080** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for tandem parking on property zoned Neighborhood Business (NB), located at Emerson Drive, APN 002-751-07. (Heather Ferris, hferris@carson.org)

*Summary: The applicant is requesting to allow Tandem Parking (2-car garage, single car width in a tandem fashion) for a 37-unit single family residential development. In addition, there is parking on both sides of the city street with sidewalk on one side.*

**2019-00000165** For Possible Action: Discussion and possible action regarding a request for a Tentative Subdivision Map to create 37 single family lots on a 5.5-acre parcel zoned Neighborhood Business (NB) known as Emerson Townhomes, located on Emerson Drive, north of College Parkway, APN 002-751-07. (Heather Ferris, hferris@carson.org)

*Summary: The applicant is proposing to subdivide 5.5 acres into 37 lots for single family residential development, with a minimum lot size of 2,933 sq. ft. and an average lot size of 3,811 sq. ft. The Board of Supervisors is authorized to approve a Tentative Subdivision Map. The*

*Planning Commission makes a recommendation to the Board.*

**LU-2019-0078** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a multifamily apartment complex on property zoned General Commercial (GC) and Multi-Family Apartment Specific Plan Area (MFA-SPA), located at 3679 and 3689 Gordon Street, 1630, 1636 and 1650 Brown Street, APN's 008-303-15, -16, -21, -36, 37 and -39. (Hope Sullivan, hsullivan@carson.org)

*Summary: The applicant is requesting to construct an 81 unit apartment complex consisting of five buildings. Access will be from Brown Street.*

**LU-2019-0081** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a new wireless communications facility on property zoned General Commercial (GC), located at 4209 S Carson Street, APN 009-125-24. (Hope Sullivan, hsullivan@carson.org)

*Summary: The applicant is proposing a new 100-foot tall wireless telecommunication monopole with an 8-foot x 8-foot walk in equipment closet and a back-up generator. New telecommunication facilities that exceed the 45-foot height limit of the General Commercial district require approval of a Special Use Permit.*

**LU-2019-0077** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a multi-family apartment complex with commercial space on property zoned Retail Commercial (RC), located at 1421 North Carson Street, APN 002-136-01. (Hope Sullivan, hsullivan@carson.org)

*Summary: Carson City Municipal Code (CCMC) 18.04.130 allows a residential use in the Retail Commercial zoning district as a conditional use. As it is a conditional use, it may only be established upon approval of a Special Use Permit by the Planning Commission. The applicant is requesting to demolish an existing motel and replace it with a 36 unit apartment building and 3,008 square feet of commercial space.*

**ZA-2019-0005** For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors for an ordinance relating to marijuana dispensaries; amending Title 18 (Zoning), Appendix A (Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments) of the Carson City Municipal Code to amend regulations governing hours of operation and signage for medical marijuana establishments and marijuana establishments. (Heather Ferris, hferris@carson.org)

*Summary: The applicant is proposing to amend Division 1.20.1.h of the Development Standards to allow for marijuana dispensaries to increase the allowable signage to a maximum of 90 square feet; and amend Division 1.20.2.b to allow marijuana dispensaries to expand the permitted hours of operation from 7 AM to 8 PM daily to 8 AM to 11 PM daily.*