

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct public hearings on Wednesday, April 24, 2024, regarding the items noted below. The meeting will commence at 5:00 PM. The meeting will be held in the Carson City Community Center, Robert “Bob” Crowell Board Room, 851 East William Street, Carson City, Nevada.

LU-2024-0095 For Possible Action: Discussion and possible action regarding a request for a special use permit (“SUP”) for trailhead improvements and a new trail on property zoned Public Regional (“PR”), located approximately 1/3 mile east of the end of Koontz Lane, Assessor’s Parcel Numbers (“APNs”) 010-171-01, 010-233-04, 010-243-02, 010-253-02, 010-263-02, 010-273-02, and 010-281-04. (Heather Ferris, hferris@carson.org)

Staff Summary: Carson City Open Space Division (“Applicant”) is seeking approval to construct a new trailhead and trail on properties zoned PR. The trailhead improvements include access and drainage improvements, improved parking, construction of a new vault toilet and covered picnic tables. The 2.4-mile trail will be a non-motorized, unpaved, multi-use trail located along the west side of Prison Hill and will connect three trailheads. Portions of the trail will be on three parcels (APNs 010-233-03, 010-233-10, & 010-233-09), owned by the city, and zoned Single-Family 1 Acre (“SF1A”). Parks, including pathways, are an allowed use in the SF1A zoning District. Per Carson City Municipal Code (“CCMC”) 18.04.185, any use, including parks and open space, require approval of an SUP. The Planning Commission is authorized to approve an SUP.

ZA-2024-0102 For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors (“Board”) concerning a request for a proposed ordinance amending the zoning map to change the zoning of portions of right-of-way from Public (“P”) to Retail Commercial (“RC”), located along S. Carson Street and S. Stewart Street just north and east of the round-about, adjacent to Assessor’s Parcel Numbers (APNs) 004-011-01 and 004-011-02. (Heather Ferris, hferris@carson.org)

Staff Summary: Carson City Public Works Department (“Applicant”) is requesting a zoning map amendment for a portion of right-of-way adjacent to the Carson City Mall property. Portions of this property include parking lot improvements which are utilized for mall parking. The property owners of the mall have recently entered into a license agreement which allows them to utilize this parking area. In addition to parking, the license agreement allows the property owners to establish an automated teller machine (“ATM”); however, it is not allowed in the P zoning district. Therefore, the Applicant is requesting a zoning map amendment to RC which will not only provide consistency with the rest of the right-of-way fronting the Carson City Mall parcel, but it will also allow for the establishment of the ATM within the licensed right-of-way.

LU-2024-0107 For Possible Action: Discussion and possible action regarding a request for a special use permit (“SUP”) for a fence located within the street side setback area which exceeds the allowable fence height on properties zoned Single-Family 6,000 (“SF6”), located at 1737 Monitor Peak Street, 398 Pyramid Peak Drive, 399 Porter Peak Drive, and 237 Porter Peak Drive, Assessor’s Parcel Numbers (APNs) 004-403-01, 004-404-08, 004-404-07, 004-404-01. (Heather Ferris, hferris@carson.org)

Staff Summary: Ryder Home, NV (“Applicant”) is requesting approval of an SUP to allow for a six-foot-tall wood privacy fence to be located along the street side property line of four parcels. Per Carson City Development Standards (“CCDS”) Division 1.13.5(a), a sight obscuring fence may not exceed three feet in height when it is located within five feet of the property line on the street side. Six-foot-tall wood privacy fences have been constructed on the four lots at the street side property line. Per CCDS 1.13.7, fences within setbacks may be permitted in excess of ordinance requirements by approval of a special use permit. The Planning Commission is authorized to approve an SUP.

LU-2024-0010 For Possible Action: Discussion and possible action regarding a request for a special use permit (“SUP”) to allow for the conversion of a storage building into a fourth residence on a property zoned General Commercial (“GC”) located on the west side of Lynnett Lane at 5432 Lynnett Lane, Assessor’s Parcel Number (“APN”) 009-223-02. (Heather Manzo, hmanzo@carson.org)

Staff Summary: Peter Sinnott (“Applicant”) is proposing the conversion of an existing storage structure into a residence on a 0.81-acre property. There are three existing residences and a commercial building on the site. Multifamily residential development is allowed within the GC zoning district with the approval of an SUP. The Planning Commission is authorized to approve the SUP.

LU-2024-0098 For Possible Action: Discussion and possible action regarding a request for a special use permit (“SUP”) to allow for the construction of an accessory structure exceeding 75% of the size of the primary structure and the establishment of a commercial stable/riding academy (accessory to a residential use) on a property within the Single Family Residential 2 Acre (“SF2A”) zoning district, located at 2170 Alfred Way, Assessor’s Parcel Number (“APN”) 007-101-50. (Heather Manzo, hmanzo@carson.org)

Staff Summary: Tiffany Coury of Elle Equine (“Applicant”) is proposing to construct a 3,702 square foot detached barn structure and to establish a therapeutic riding stable that would have a maximum of four therapy program horses living on-site and would provide lessons for up to two clients at a time. The primary residential structure is 3,866 square feet in size. A detached accessory structure is allowed to exceed 75% of the size of the primary building with the approval of a SUP. Additionally, a commercial stable/riding academy that is associated with a residential use is allowed within the SF2A zoning district with the approval of an SUP. The Planning Commission is authorized to approve the SUP.

LU-2024-0101 For Possible Action: Discussion and possible action regarding a request for a special use permit (“SUP”) to allow for the development of a congregate care facility within the Lompa Ranch North Specific Plan Area zoned General Commercial-Specific Plan Area (“GC-SPA”) located approximately 2,000 feet to the south of East William Street at the southern terminus of Gold Dust, Assessor’s Parcel Numbers (“APNs”) 010-041-52. (Heather Manzo, hmanzo@carson.org)

Staff Summary: Mission Senior Living (“Applicant”) is proposing a 105,000 square foot congregate care facility on a 13.29-acre site. A congregate care facility is allowed in the GC zoning district with the approval of an SUP. The Planning Commission is authorized to approve the SUP.