

CARSON CITY PLANNING COMMISSION
WEDNESDAY, JULY 26, 2017, AT 5:00 PM
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 5:00 p.m. on WEDNESDAY, JULY 26, 2017** in the Sierra Room of the Community Center, 851 East William Street, Carson City, Nevada.

MISC-17-080 For Possible Action: To elect Planning Commission Officers. (Lee Plemel)

Summary: In accordance with Carson City Municipal Code 18.02.010, the Planning Commission's bylaws require the election of a Chairman and Vice Chairman every July. Commissioner Paul Esswein is currently the Chairman, and Mark Sattler is currently the Vice Chairman.

AB-17-087 For Possible Action: To make a recommendation to the Board of Supervisors regarding an application from Liberty Homes LLC (agent: Manhard Consulting) to abandon a 4,920 square foot portion of public right-of-way adjacent to 4080 Hells Bells Road, APN 010-361-06. (Susan Pansky)

Summary: The applicant is proposing to abandon approximately 4,920 square feet of un-used public right-of-way immediately adjacent to their property located at 4080 Hells Bell Road. This right-of-way abandonment was a condition of approval required by the Carson City Public Works Department in the amended Riverview Terrace Planned Unit Development, approved by the Board of Supervisors on June 15, 2017 as TPUD-17-053.

SUP-17-082 For Possible Action: To consider a request to amend an existing Special Use Permit from Carson City Agency Solutions LLC (property owner: Capital Vending Co, Inc.) to allow an expansion of an existing medical marijuana production facility on property zoned General Industrial (GI), located at 4949 Highway 50 East, Suite A-4, APN 008-371-05. (Susan Pansky)

Summary: The applicant has a current Special Use Permit to operate a medical marijuana production facility under SUP-15-093 that was approved by the Planning Commission on October 28, 2015. The request to amend the Special Use Permit will allow the applicant to expand operations into the tenant space immediately adjacent to the existing production facility. The current space occupied by the applicant is approximately 2,240 square feet. The expansion will add approximately 2,562 square feet to the facility, for a total facility size of 4,802 square feet.

PUD-17-099 For Possible Action: To consider a request for a Planned Unit Development from Nevada Builders Alliance (property owner: Builders Association of Western Nevada). The Board of Supervisors remanded this item to the Planning Commission to consider limiting the uses for the requested Neighborhood Business (NB) zoning district, located at 806 Randell Drive, APN 009-072-01. (Hope Sullivan)

Summary: The subject property is zoned Neighborhood Business with a Resolution of Intent which limits the allowable uses on the site. In considering a zoning map amendment, the Board requested, and the applicant agreed, that the Planning Commission consider the requested Zoning Map amendment in the context of a Planned Unit Development which would limit the land uses permitted or conditionally permitted on the site.

SUP-17-078 For Possible Action: To consider a request for a Special Use Permit from Wendy's South (property owner: Wenco, Inc.) to allow an increase in permitted, existing total sign area of 154 square feet to 181 square feet for additional wall signage on property zoned General Commercial (GC), located at 4140 S Carson Street, APN 009-153-07. (Kathe Green)

Summary: The amount of square footage of advertising signage allowed by a particular business is determined under Development Standards Division 4 Signs. This business is requesting to increase the amount of signage on site, and add three wall signs.

SUP-17-084 For Possible Action: To consider a request for a Special Use Permit from Athena Hardiman (property owner: Hot Springs Center Associates) to allow a child care facility on property zoned Retail Commercial (RC), located at 2323 N Carson Street, APN 002-061-34. (Hope Sullivan)

Summary: The applicant is seeking to utilize existing tenant spaces in the existing retail center as a childcare facility. Exterior modifications will include the conversion of an approximately 2500 square foot area from a parking area to a child's outside play area.

SUP-17-085 For Possible Action: To consider a request for a Special Use Permit from Carson City School District (agent: Manhard Consulting) to allow an expansion and remodeling of an existing school on property zoned Multi-Family Apartment (MFA), Retail Commercial (RC) and Public (P), located at 202 E Corbett Street, Corbett Street and E John Street, APNs 002-138-17, 002-153-04, -09 and -11. (Hope Sullivan)

Summary: The applicant is seeking to construct a 17,995 square foot addition to attach two existing buildings and to accommodate the removal of four modular buildings. The intent is to provide a higher level of operational security at the facility. A Special Use Permit is required as a school is a Conditional Use in the subject zoning districts.

AB-17-086 For Possible Action: To make a recommendation to the Board of Supervisors regarding an application from Carson City School District (agent: Manhard Consulting) for an Abandonment of right-of-way of the eastern end of Corbett Street, adjacent to properties at 202 E Corbett Street, Corbett Street and E John Street, APNs adjacent to: 002-138-17, 002-153-04, -09 & -11. (Hope Sullivan)

Summary: The applicant is seeking to abandon approximately 7,524 square feet of right-of-way to accommodate a parking area for the high school. The School District owns the property on each side of the right of way, and the right of way currently dead-ends on the school's property as the right of way does not connect to Stewart Street on the east.

MISC-17-074 For Possible Action: To make a recommendation to the Board of Supervisors regarding an ordinance to place a new moratorium, for a period of up to 180 days with the ability to extend it by resolution for up to an additional 60 days, on the acceptance and processing of planning or other applications for construction or operation of Marijuana Establishments as contemplated by the Regulation and Taxation of Marijuana Act passed by Nevada voters during the general election on November 8, 2016. (Lee Plemel)

Summary: The Regulation and Taxation of Marijuana Act, the Act to legalize recreational marijuana, was passed by Nevada voters during the general election on November 8, 2016. A moratorium on Marijuana Establishments was adopted by the Board of Supervisors on January 19, 2017, and extended to September 19, 2017, by the Board on June 15, 2017. The purpose of this new moratorium is to extend the moratorium past the expiration date of the initial moratorium in the event that new zoning and business license regulations are not otherwise adopted by the Board of Supervisors by the moratorium expiration date.

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