

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct public hearings on Wednesday, July 31, 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-2024-0243 For Possible Action: Discussion and possible action regarding an application for a special use permit (“SUP”) for an expansion to an existing childcare facility on a property zoned Retail Commercial and Multifamily Apartment (“RC & MFA”) located at 151 East Park Street, Assessor’s Parcel Number (“APN”) 002-137-02. (Heather Manzo, hmanzo@carson.org)

Staff Summary: Little Timbers Academy (“Applicant”) is proposing to construct an addition to the childcare facility, approximately 2,460 square feet in size to increase the maximum number of children by 50 students. The parcel has two use districts, RC and MFA. A childcare facility is allowed with an SUP in RC but not in MFA. Under Carson City Municipal Code (“CCMC”) 18.04.020, an SUP is required where a use is allowed in one use district on the parcel but not the other use district. The Planning Commission is authorized to approve the SUP.

LU-2024-0242 For Possible Action: Discussion and possible action regarding an application for a special use permit (“SUP”) to establish a temporary cellular on wheels (“COW”) to offset the gap in wireless service coverage between the decommission of an existing site and the establishment of a permanent facility on a site zoned General Commercial (“GC”) located at 1281 North Roop Street, Assessor’s Parcel Number (“APN”) 002-123-10. (Heather Manzo, hmanzo@carson.org)

Staff Summary: Verizon Wireless (“Applicant”) is proposing to install a 67-foot-tall temporary wireless telecommunication facility in an area where coverage will be affected by the decommission of an existing permanent site located at 705 North Plaza Street. The request states it may take up to two years in order to pursue approval and to construct a permanent facility. An SUP is required to establish a wireless telecommunication facility. The Planning Commission is authorized to approve the SUP.

LU-2024-0240 For Possible Action: Discussion and possible action regarding an application for a special use permit (“SUP”) to allow for the placement of a metal storage container on a parcel zoned Retail Commercial (“RC”), located at 3399 N. Carson Street, Assessor’s Parcel Number (“APN”) 002-392-06. (Heather Ferris, hferris@carson.org)

Staff Summary: Carole Ré (“Applicant”) is requesting approval of the placement of a 9-foot by 40-foot metal storage container for storage of product for the on-site gift shop. The container is located behind the existing screening fence. Per Carson City Development Standards (“CCDS”) Division 1.10, subsection 9(c), the permanent placement of a metal storage container in a commercial zoning district requires approval of an SUP. The Planning Commission is authorized to approve the SUP.

LU-2024-0241 For Possible Action: Discussion and possible action regarding a request for a special use permit (“SUP”) to allow for the establishment of a new marijuana retail store on a

parcel zoned General Commercial (“GC”), located at 3060 Hwy 50 E., Assessor’s Parcel Number (“APN”) 008-162-19. (Heather Ferris, hferris@carson.org)

Staff Summary: Essence Henderson, LLC (“Applicant”) is requesting an SUP to establish a new 4,500 square foot marijuana retail store, in an existing 5,500 square foot retail building on the north side of Hwy 50 E. just west of its intersection with Airport Road. An SUP, LU-2023-0453, for a marijuana retail store at this location was approved by the Planning Commission on January 31, 2024. After the approval, the applicant realized the SUP was obtained with the incorrect company name, GTI Nevada, LLC, listed as the operator. Per Carson City Development Standards (“CCDS”) Division 1.20, subsection 1(a), a new SUP is required due to the change in operator. No other changes are proposed. The Planning Commission is authorized to approve the SUP.

ZA-2024-0225 For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors (“Board”) concerning an application for an ordinance amending Section 1.12(1) of Title 18 Appendix (the Carson City Development Standards (“CCDS”)) of the Carson City Municipal Code (“CCMC”) to eliminate the requirement that materials and/or equipment be stored at heights not to exceed the height of the required wall or fence. (Heather Ferris, hferris@carson.org)

Staff Summary: Per CCDS 1.12(1), outside storage areas in the commercial and industrial zoning districts are required to be enclosed by a 100 percent sight obscuring fence or wall a minimum of six feet in height. Additionally, materials and equipment stored are not to exceed the height of the required wall or fence. Rapid Space, LLC (“Applicant”) currently operates an equipment storage yard and is unable to store all of their equipment in a manner consistent with the code. The proposed amendment would resolve this issue city wide.

LU-2024-0238 For Possible Action: Discussion and possible action regarding a request for a special use permit (“SUP”) to (1) establish a personal storage/retail/office complex including indoor and outdoor storage of recreational vehicles and boats; and (2) allow for a personal storage facility exceeding 14 feet in height next to a residential area; on property zoned Retail Commercial Planned Unit Development (RC-P), located at 3456 N. Carson Street, Assessor’s Parcel Number (“APN”) 007-462-02. (Heather Ferris, hferris@carson.org)

Staff Summary: The subject property is the site of the old K-Mart building. Carson Silver, LLC (“Applicant”) is proposing to convert the existing building to a personal storage/retail/office complex. The 24-foot building will include indoor personal storage, indoor RV and boat storage, as well as office and retail space. There will be additional screened, outdoor storage of RVs and boats on the west side of the building. Per Carson City Municipal Code (“CCMC”) 18.04.130, a personal storage/retail/office complex is allowed in the “RC” zoning district subject to first obtaining an SUP. Additionally, per Carson City Development Standards (“CCDS”) Division 1.10 storage facilities that are adjacent to residential areas may not exceed 14 feet in height; therefore, an SUP is required to exceed the height limitation. The Planning Commission is authorized to approve an SUP.