

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Board of Supervisors will conduct public hearings on Thursday, November 21, 2024, regarding the items noted below. The meeting will commence at 8:30 AM. The meeting will be held in the Carson City Community Center, Robert “Bob” Crowell Board Room, 851 East William Street, Carson City, Nevada.

For Possible Action: Discussion and possible action regarding a Master Plan amendment (MPA-2024-0280) to change the Master Plan designation from Low Density Residential (“LDR”) to Community/Regional Commercial (“C/RC”) for a 3.64 acre parcel on the east side of Emerson Drive at the southern terminus of Louise Drive, Assessor’s Parcel Number (“APN”) 008-123-38. (Heather Ferris, hferris@carson.org)

Staff Summary: KLS Planning & Design (“Applicant”) is requesting the Master Plan Amendment in conjunction with a tentative Planned Unit Development to allow for RV and boat storage. At the Planning Commission meeting of August 28, 2024, the Commission recommended denial of the Master Plan amendment to the Board of Supervisors.

For Possible Action: Discussion and possible action to introduce, on first reading, an ordinance approving a requested tentative commercial Planned Unit Development (“PUD”), including (1) an amendment to the zoning map to change the use district of the property from Single-Family 6,000 (“SF6”) to Tourist Commercial-Planned Unit Development (“TC-P”), and (2) approval of a special use permit (“SUP”) to establish a recreational vehicle (“RV”) and boat storage facility (either covered or enclosed), located on 3.64 acres on the east side of Emerson Drive at the southern terminus of Louise Drive, Assessor’s Parcel Number (“APN”) 008-123-38. (Heather Ferris, hferris@carson.org)

Staff Summary: KLS Planning & Design (“Applicant”) is requesting a tentative Planned Unit Development to allow for RV and boat storage. Per Carson City Municipal Code (“CCMC”) 17.09.030 all procedures with respect to approval or disapproval of a PUD are to be applied for under the single PUD application; therefore, the request for the zoning map amendment and SUP are included with the PUD. At the Planning Commission meeting of August 28, 2024, the Commission recommended denial of the Planned Unit Development to the Board of Supervisors.