



Carson City Planning Division

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MEMORANDUM

Planning Commission Meeting of November 19, 2019

TO: Planning Commission **Item E-4**

FROM: Hope Sullivan, AICP
Planning Manager

DATE: November 18, 2019

SUBJECT: SUP-19-162: Discussion and possible action regarding a request for a Special Use Permit to allow for a 6-foot tall wall within 5 feet of the property line on the street side-yard of a property, zoned Multi-Family Apartment (MFA), located at 150 East Roland Street, 009-197-02.

Since the release of the staff report, the applicant and staff have found that there is excess right-of-way along Roland Street. This excess right-of-way will allow for the six foot fence to be located five feet from the sidewalk, and landscaping can go into the five foot area so as to soften the appearance of the fence.

Therefore, staff would recommend the following modifications to conditions 8, and 9.

8. The property owner must apply to abandon a five foot section of Roland Street along the frontage of the property. ~~site obscuring portion of the fence/wall may not exceed a height of four feet. An open style railing may be mounted on fence/wall to realize an overall height not to exceed six feet.~~
9. Right-of-way improvements along Roland Street must be designed so as to allow for a ~~two~~ five foot planter area between the sidewalk and the fence/wall. Plants that will reach a mature height of at least three feet tall are to be planted in this area at the time of roadway improvements. The property owner will be responsible for maintenance of the plants. ~~An encroachment permit must be obtained prior to the installation of the plantings.~~

LATE MATERIAL

RECEIVED

NOV 18 2019

CARSON CITY
PLANNING DIVISION

From: <comicrelief@charter.net>
Date: November 17, 2019 at 10:43:50 AM PST
To: "hsullivan@carson.org" <hsullivan@carson.org>
Subject: Special Use Permit (150 E Roland St APN 009-197-02)- File No. SUP-19-162 -

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Dear Ms. Sullivan:

My family owns Parcel Nos. 9-191-11 and 9-287-02 located in Carson City, Nevada.

We are in receipt of the Notice of Public Hearing regarding the above-referenced parcel requesting a special use permit for a 6-foot wall along the property line fronting Roland and a portion of the west property line fronting Oak Street.

While we always attempt to maintain a good-neighbor relationship with nearby property owners, we would oppose the approval of the special use permit. In our opinion, the three-foot wall standard currently in effect should be adhered to for this development.

Respectfully, we would ask that the Planning Commission work with the owner and its landscape architect to develop an alternative hard and vegetative landscape plan that would provide the privacy barrier sought and eliminate the fortress barrier proposed.

Thank you for considering my family's opposition to the issuance of the Special Use Permit as currently proposed.

Sincerely,

Maria I Dufur