

Item # 7A

**City of Carson City
Agenda Report**

Date Submitted: January 6, 2009

Agenda Date Requested: January 15, 2009

Time Requested: 20 minutes

To: Mayor and Board of Supervisors

From: Development Services - Planning Division

Subject Title: Action to introduce, on first reading, Bill No. _____, an ordinance to amend the zoning from Single Family 6000 (SF6) to Public Regional (PR) and Multi-Family Apartment (MFA), on property located at 1870 Russell Way, APN 002-101-85. (ZMA-08-045)

Staff Summary: The proposed Zoning Map Amendment would allow a 10.61 acre portion of the property to be zoned Public Regional, resulting in land to be developed for the proposed Carson City Recreation Center, and a 3.49 acre portion of the property to be zoned Multi-Family Apartment.

Type of Action Requested

- Resolution
- Ordinance - First Reading
- Formal Action/Motion
- Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval on December 17, 2008 with a vote of 6 Ayes, 0 Nays and 1 Absent.

Recommended Board Action: I move to introduce, on First Reading, Bill No. _____, an ordinance to amend the zoning from Single Family 6000 to Public Regional and Multi-Family Apartment, on property located at 1870 Russell Way, APN 002-101-85, based on the findings contained in the staff report.

Explanation for Recommended Board Action: The Board of Supervisors, pursuant to the Carson City Municipal Code, is required to take final action on all zoning map amendments. This is the first of two readings to amend the Title 18 City Zoning Map by ordinance. See the complete staff report to the Planning Commission regarding item MPA-08-045 for more information.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.02.075 (Zoning Map Amendments).

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives:

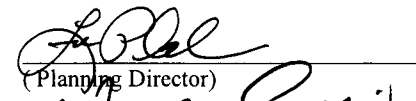
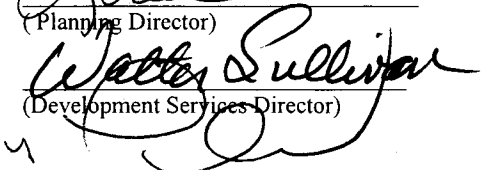
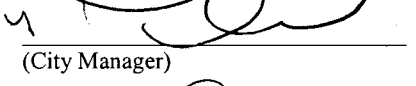
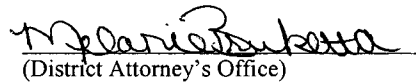
- 1) Approve the Zoning Map Amendment change from Single Family 6,000 to Public Regional for the Boys & Girls Club and Recreation Center portion of the property and retain the Single Family 6,000 designation on the remainder of the property rather than rezoning the remainder to MFA.
- 2) Deny the Zoning Map Amendment.
- 3) Refer the matter back to Planning Commission for further review.

Supporting Material:

- 1) Ordinance
- 2) Planning Commission Case Record
- 3) Staff Report

Prepared By: Janice Brod, Management Assistant V

Reviewed By:

 (Planning Director)	Date: <u>1/6/09</u>
 (Development Services Director)	Date: <u>1/06/09</u>
 (City Manager)	Date: <u>1/6/09</u>
 (District Attorney's Office)	Date: <u>1-6-09</u>

Board Action Taken:

Motion: _____

1) _____	Aye/Nay
2) _____	_____

(Vote Recorded By)

ORDINANCE NO. 2009- _____

BILL NO. _____

AN ORDINANCE TO CHANGE THE ZONING OF APPROXIMATELY A 10.61-ACRE PORTION OF APN 002-101-85 FROM SINGLE FAMILY 6,000 (SF6) TO PUBLIC REGIONAL (PR), AND TO CHANGE THE ZONING OF APPROXIMATELY THE REMAINDER 3.49-PORION OF APN 002-101-85 FROM SINGLE FAMILY 6,000 (SF6) TO MULTI FAMILY APARTMENT (MFA).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY

ORDAINS: THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAINS:

SECTION I: An application for a Zoning Map Amendment on Assessor's Parcel Number 002-101-85, property located at 1870 Russell Way, Carson City, Nevada, was duly submitted by the Carson City Planning Division in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The request will result in the zoning designation of approximately a 10.61 acre portion of the subject property changing from Single Family 6,000 (SF6) to Public Regional (PR) and changing the zoning designation of approximately a 3.49 acre remainder portion from Single Family 6,000 (SF6) to Multi Family Apartment (MFA). After proper noticing pursuant to NRS 278 and CCMC Title 18, on December 17, 2008, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted 6 ayes, 0 nays to recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in substantial compliance with the goals, policies and action programs of the Master Plan, that the Amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity, that the Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare, and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5), the zoning map of Carson City is amended changing the zoning designation of approximately a 10.61-acre portion of property identified as 1870 Russell Way, APN 002-101-85, from Single Family 6,000 (SF6) to Public Regional (PR) and changing the zoning designation of approximately a 3.49 acre remainder portion from Single Family 6,000 (SF6) to Multi Family Apartment (MFA), as shown on "Exhibit A," attached.

PROPOSED this ____ day of _____, 2009.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2009.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

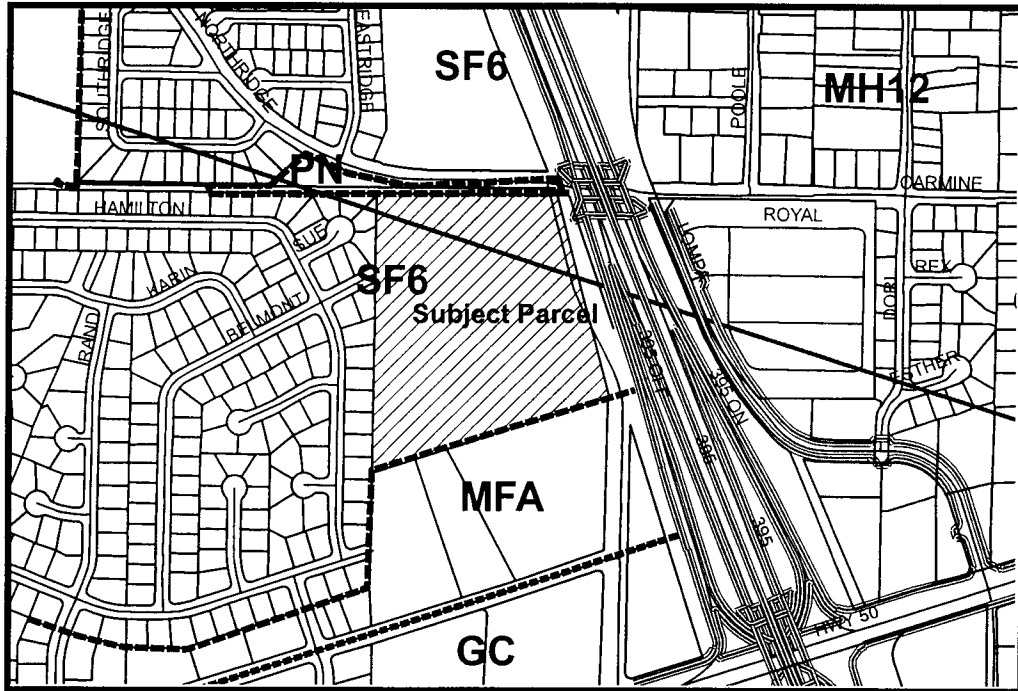
BOB CROWELL, Mayor

ATTEST:

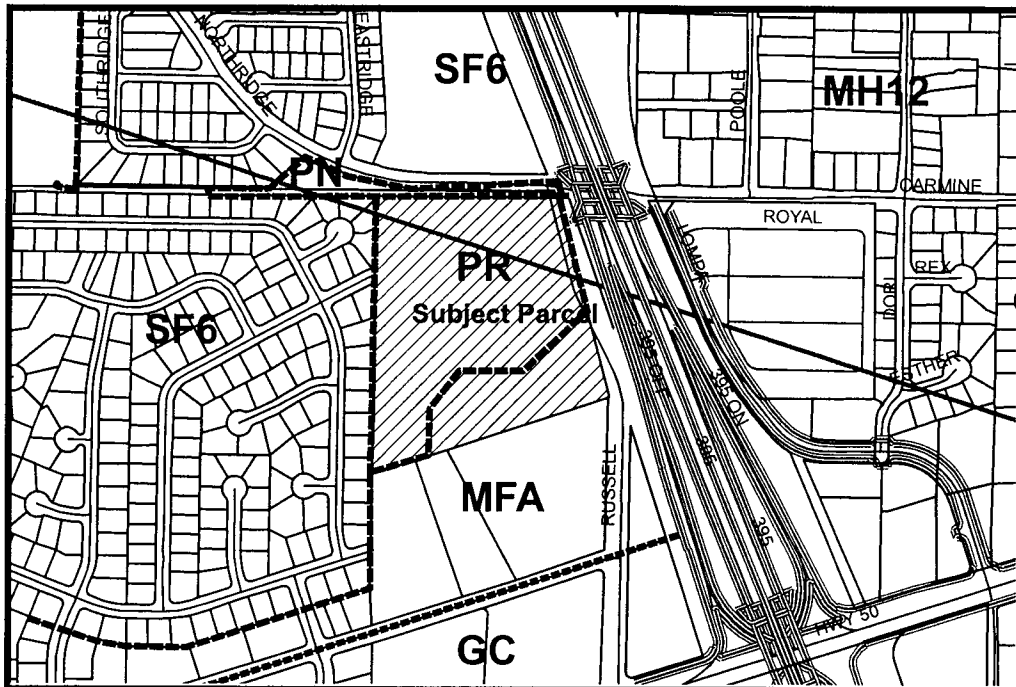
ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____, 2009.

EXISTING ZONING MAP



PROPOSED ZONING MAP



CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: 12-17-08

AGENDA ITEM NO.: H-1(B)

APPLICANT(s) NAME: Lumos & Associates, Inc.
PROPERTY OWNER(s): Boys & Girls Club of Western Nevada

FILE NO. ZMA-08-045

ASSESSOR PARCEL NO(s): 002-101-85
ADDRESS: 1870 Russell Way

APPLICANT'S REQUEST: Action to make a recommendation to the Board of Supervisors on a **Zoning Map Amendment** application from to amend the zoning from Single Family 6000 (SF6) to Public Regional (PR) and Multi-Family Apartment (MFA).

COMMISSIONERS PRESENT: PEERY KIMBROUGH BISBEE
 MULLET REYNOLDS VANCE WENDELL

STAFF REPORT PRESENTED BY: Jennifer Pruitt **REPORT ATTACHED**
STAFF RECOMMENDATION: **APPROVAL**
APPLICANT REPRESENTED BY: Audra Miller, Lumos & Associates, Inc.

APPLICANT/AGENT WAS PRESENT AND SPOKE

APPLICANT/AGENT INDICATED THAT SHE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

No persons spoke in favor or in opposition of the proposal.

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

APPEAL PROCESS MENTIONED AS PART OF THE RECORD

MOTION WAS MADE TO RECOMMEND APPROVAL WITH THE FINDINGS AS ENUMERATED ON THE STAFF REPORT

MOVED: Bill Vance **SECOND:** Craig Mullet **PASSED:** 6/AYE 0/NO 0/ABSTAIN 1/ABSENT

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: January 5, 2009

STAFF REPORT FOR PLANNING COMMISSION MEETING OF DECEMBER 17, 2008

FILE NO: ZMA-08-045

AGENDA ITEM: H-1(b)

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

REQUEST: A Zoning Map Amendment to change the zoning of the subject parcel from Single Family 6,000 (SF6) to Public Regional (PR)/ Multi Family Apartment (MFA).

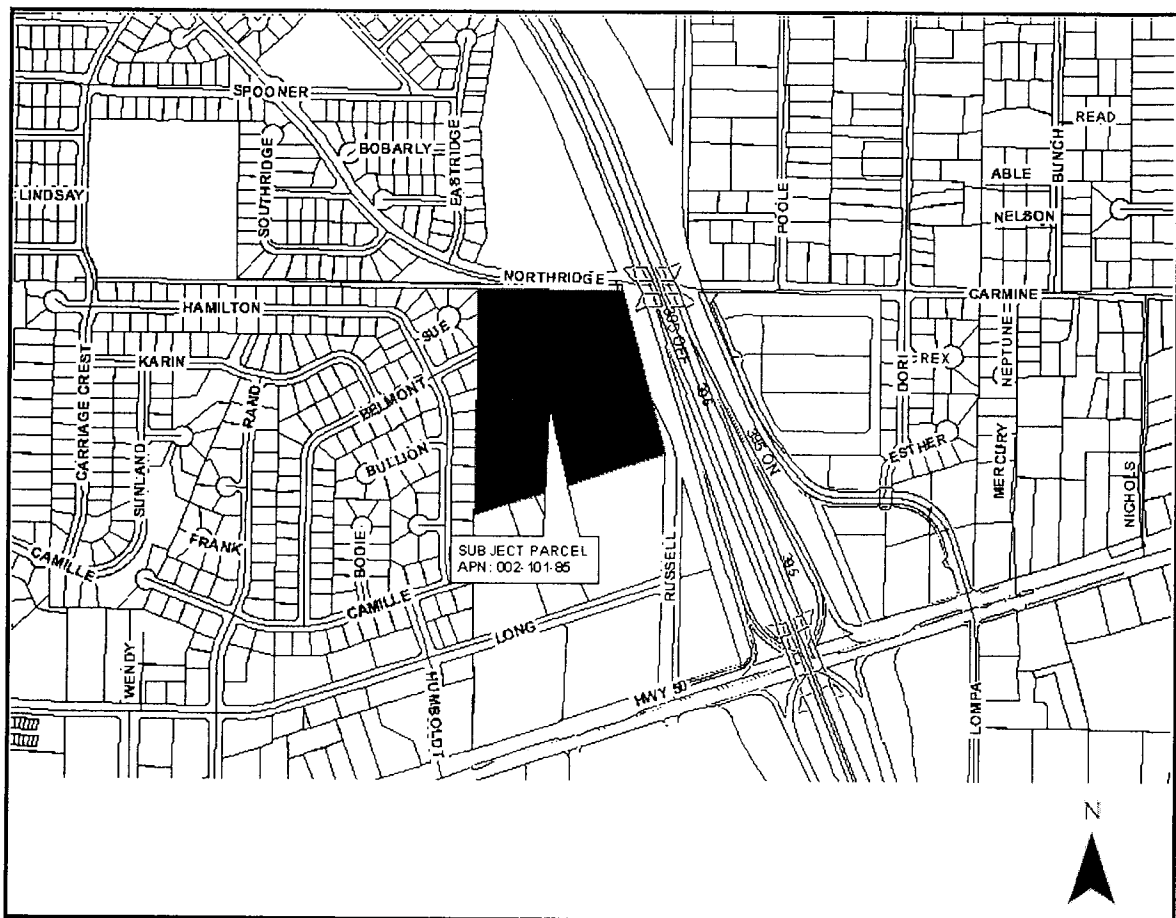
APPLICANT: Lumos & Associates Inc. (Audra Miller) for the Carson City Parks and Recreation Department.

OWNER: Boys and Girls Club of Western Nevada

LOCATION: 1870 Russell Way

APN: 002-101-85

RECOMMENDED MOTION: "I move to recommend to the Board of Supervisors approval of ZMA-08-045, a Zoning Map Amendment to change the zoning of APN 002-101-85 from Single Family 6,000 to Public Regional and Multi Family Apartment, property located at 1870 Russell Way, based on the findings contained in the staff report."



LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.075 (Zoning Map Amendments).

MASTER PLAN DESIGNATION: High Density Residential

CURRENT ZONING: Single Family 6,000

PROPOSED ZONING: Public Regional/ Multi Family Apartment

SURROUNDING LAND USE AND ZONING:

North: Open Space/ Public Neighborhood - Limited Industrial

West: Medium Density Residential - Single Family 6,000

South: High Density Residential - Multi Family Apartment

East: Medium Density Residential - Single Family 6,000/ Mobile Home Park

KEY ISSUES:

- _ Would the Zoning Map Amendment be consistent with the Carson City Master Plan?
- _ Would the Amendment provide for zoning and uses consistent with surrounding zoning and uses?

DISCUSSION:

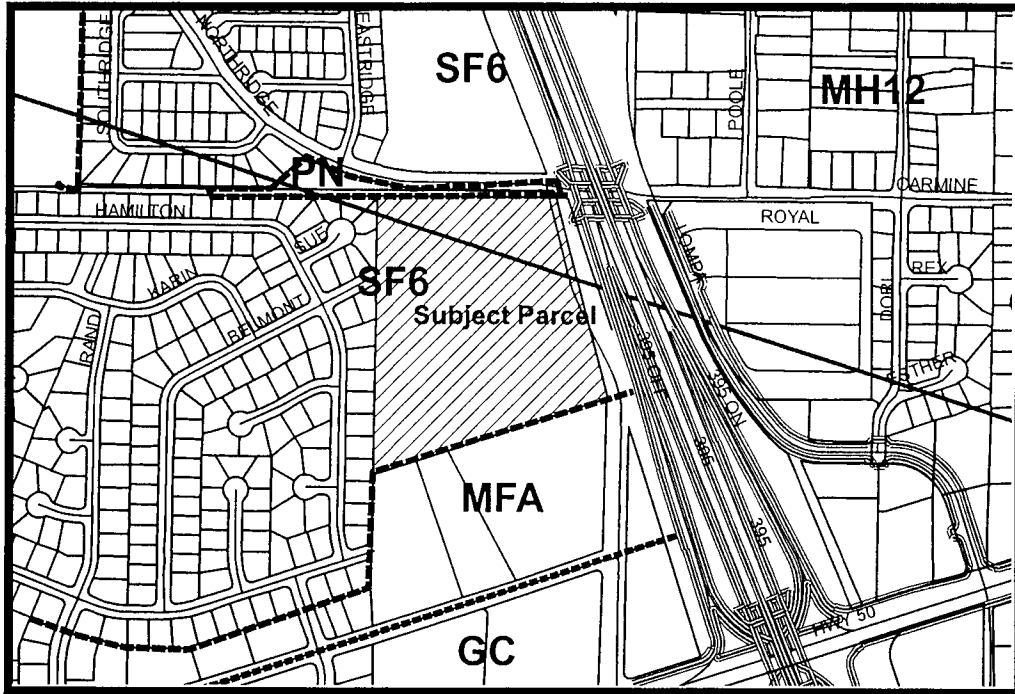
This request would allow the change of the existing zoning from Single Family 6,000 on an approximate 10.61 acre portion of the 14.1 acre site to Public Regional and the change of the remaining 3.49 acres portion of the 14.1 acre site to Multi Family Apartment. It is the intention of the applicant to also change the master plan of the 10.61 acre portion of the subject site to Public/Quasi-Public.

The applicant has submitted the following applications to be processed concurrently with the subject Zoning Map Amendment: A Master Plan Amendment application MPA-08-044 to change the existing Master Plan of High Density Residential on an approximate 10.61 acre portion of the 14.1 acre site to Public/Quasi-Public, and a Special Use Permit application to allow a 35,000 square foot to 41,000 square foot Carson City recreation facility adjacent to the existing Boys and Girls Club of Western Nevada. It is important to note the proposed Special Use Permit application approval is dependent of the approval of the subject MPA and ZMA applications.

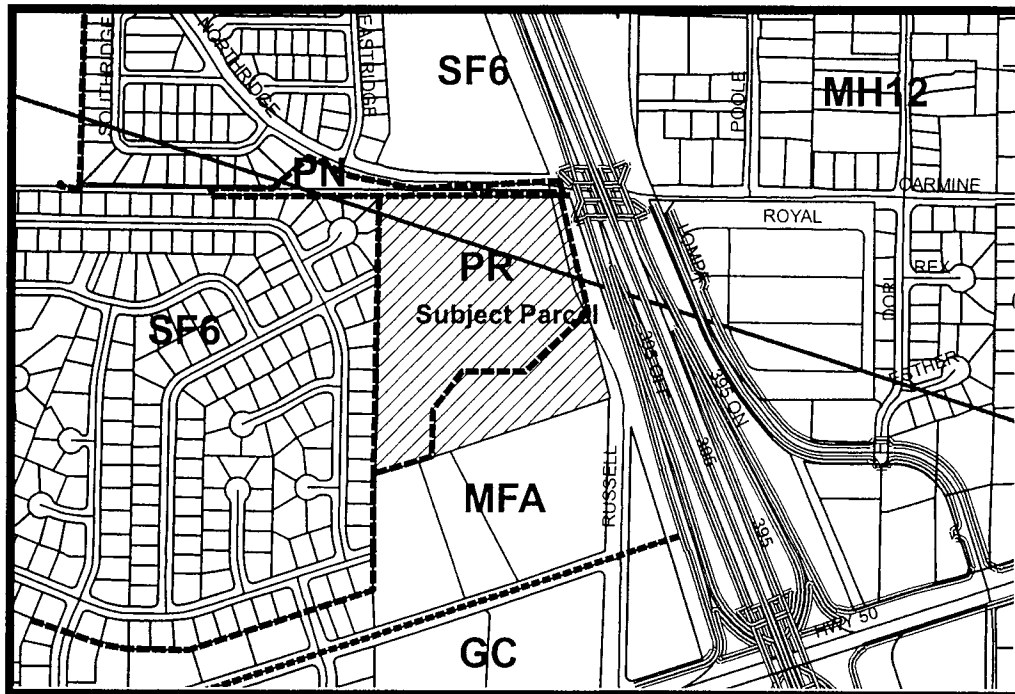
The applicant is requesting approval of a Special Use Permit to construct and operate a recreation facility including the joint use of the existing Boys and Girls Club of Western Nevada, within the proposed Public Regional zoning district. A recreation facility is a conditional use (requiring a special use permit) within the Public Regional zoning district pursuant to the Carson City Municipal Code (CCMC) Section 18.04.185. The proposed zoning is based upon a future lot configuration proposed by the applicant. The proposed zoning would result in approximately 10.61 acres being rezoned to Public Regional and the remainder portion of approximately 3.49 acres being rezoned to Multi-Family Apartment for a future multi-family apartment use.

Adequate water, sewer, road, and storm drainage facilities exist or will be required by the applicant to serve the proposed development. The use will not generate the need for additional schools, but will supplement youth programs provided by the School District and recreational programs for the residents of Carson City. The facility will be required to meet all other additional requirements of the Fire and Police Departments. However, it is appropriate at this time to rezone the property in anticipation of such future development.

EXISTING ZONING MAP



PROPOSED ZONING MAP



Master Plan Consistency

The proposed Public/Quasi-Public land use designation is consistent with the current ownership of the property by the Boys and Girls Club of Western Nevada, as well as the intended future use of the property for public purposes. The current Master Plan Land Use designation on the property of High Density Residential is not consistent with the current public ownership and proposed public recreation use, and therefore should be changed.

Master Plan-Zoning Consistency

The Master Plan Land Use Map shows the future anticipated or desired land use condition. The zoning of a parcel, which may presently be different than or inconsistent with the present Master Plan designation for a parcel, provides the specific property development entitlements—i.e. what types of uses are permitted and at what densities. The following is a summary of the zoning districts that are consistent with the applicable Master Plan Land Use designations in the vicinity.

Master Plan Designation	Consistency Zoning Designations
Medium Density Residential (3-8 du/ac)	Single Family 12,000 (SF12) Single Family 6, 000 (SF6) (subject parcel)
High Density Residential (8-36 du/ac) (subject parcel)	Multi-Family Duplex (up to 14.5 du/ac) Multi-Family Apartment (MFA, up to 36 du/ac)
Public/Quasi-Public	Public (P) Public Community (PN) Public Neighborhood (PN) Public Regional (PR)

As noted in the table above the existing Master Plan Designation and Zoning Designation are not consistent. The proposed change will result in Master Plan Designations and Zoning Designations that are 100% consistent as noted in the Carson City Master Plan adopted in 2006.

It should be noted that the applicant is requesting a zoning designation that is less intense in density than would be permitted within the High Density Residential category and the proposed zoning will be consistent with the Public/Quasi-Public and High Density Residential designations. It is important to note, if the 14.1 acre site was developed with a high density use the site could yield a multi-family use of 500+ apartment units.

The proposed MFA zoning is consistent with the existing High Density Residential designation of the entire parcel. The property owner has plans to sell the proposed MFA parcel for a future apartment development. It is important to note that the proposed MFA parcel will be buffered from the existing single family residences by the plays fields proposed by the Boys and Girls Club of Western Nevada.

The applicant is tentatively proposing a joint use recreational facility for the residents of Carson City on the subject parcel. As the discussion within their application indicates, Carson City would like to pursue a conceptual development plan that includes a three phased development.

Staff believes that the proposed zoning is compatible with existing and planned uses on surrounding properties. The adjacent properties to the south have a Master Plan designation of High Density Residential. The adjacent property to the north is currently zoned Public Neighborhood and Single Family 6,000 and it is primarily open space. The property to the west is zoned Single Family 6,000 and is an existing single family residential subdivision.

PUBLIC COMMENTS: Public notices were mailed to 56 adjacent property owners within 300 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of December 12, 2008, one letter has been received with concerns of the elimination of the previously required CMU block wall on the western property line. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

Carson City Health Department: Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request. All features of "zero depth water attraction," i.e. "Splash Pad" must adhere to NAC 444.

No food facilities have been included in this facility. Should a food facility be added to this project in the future it will need to adhere to all aspects of NAC 446.

Carson City Fire Department: The applicant must meet all codes and ordinances as they apply to this request.

Carson City Parks and Recreation Department: The Parks & Recreation Department is the applicant for this project. Our department supports this Quality of Life Initiative project and is excited about the recreational opportunities this facility will provide to Carson City. No other city department comments were received.

FINDINGS: Staff recommends the following findings for approval pursuant to the Carson City Municipal Code Section 18.02.075(5), Zoning Map Amendments, and further substantiated in the applicant's written justification.

1. ***The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan.***

Rationale: The proposed amendment meets the intent of the existing High Density Residential/ Public Quasi-Public Master Plan designation for the subject property as detailed in the staff report discussion, above. Multi Family Apartment zoning is an appropriate zoning district for HDR. It is anticipated that the BGCWN will sell off this portion of the subject site for future multi family uses adjacent to the existing multi family uses.

As noted in the information provided by the applicant, since at least 1996 when the voters approved Question 18 Funding, the citizens of Carson City have identified additional indoor recreational facilities as a major priority for Carson City. The need for this type of facility was confirmed in April 2006 when Carson City approved both the updated Carson City master Land Use Plan and the Parks and Recreation Master Plan.

The proposed amendment will be in substantial compliance with GOAL 4.2 to expand the City's capacity and excellence in community-wide recreation facilities and programs and the Land Use Policies identified below.

4.2a—Expand Recreation Opportunities

As the City grows, provide additional community parks, pathways, sports complexes, and indoor recreational facilities to meet the needs of future residents. To the degree land can be assembled, distribute future facilities to provide facilities convenient to all major quadrants of the city.

2. *The proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.*

Rationale: The proposed amendment will provide for zoning that is compatible with existing and planned future uses on adjacent properties. The property directly to the south has been identified for multi family apartment uses. The subject site is also adjacent to single family dwelling units(Northridge Subdivision) and assisted living facilities. This ZMA will allow the Parks and Recreation Department to develop the recreational facilities proposed by sharing costs with the BGCWN.

The proposed MFA zoning designation is compatible and consistent with the zoning directly to the south of the subject site. The MFA District is intended to provide for the development of a variety of multi-family units such as duplexes, townhouses and high density apartments. The MFA District is consistent with the policies of the High Density Residential category of the Master Plan. The MFA designation will also be compatible with the existing Master Plan designation of High Density Residential.

The proposed Public Regional zoning designation will provide for compatible uses and zoning. The PR means Federal, state and city facilities and uses whose main purpose is to sustain wide regional needs. Buildings and facilities owned, leased, or operated by the City of Carson City, Carson City School District or any other district, State of Nevada or the government of the United States are common within the PR zoning district.

It is important to note all public regional district development standards relative to lot area, setbacks, building height, landscaping, off-street parking, signs and uses shall be based on requirements and conditions of the special use permit. The Special Use Permit requirement will also initiate the notification of properties within the vicinity of the subject site.

3. *The proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.*

Rationale: The proposed amendment is within an urban service area that is planned for services. Any applicable city services can be provided to the subject parcel, and the impacts of the proposed amendment changing from potential residential uses to public and residential uses are minimal. There is an existing 10 inch water line along Northridge Drive, a 30 inch sanitary sewer line located in Russell Way and a 10 inch sanitary sewer line in Northridge Drive. To insure public safety, four new fire hydrants will be placed on site and a fire line will be installed along the emergency access route. Therefore, the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

A Traffic Impact Study was prepared By Lumos and Associates, Inc. on April 15, 2008. Per the report provided the Carson City Recreation Center and the BGCWN is expected to generate approximately 895 average daily trips. Of these, it is expected that 65 trips will occur during the a.m. peak hour and 150 trips will occur during the p.m. peak hour.

Per the information provided by the applicant three intersections were analyzed (Russell Way and Northridge Drive, Lompa Lane and Northridge Drive/Carmine street and Lompa Lane and U.S. Highway 50 East). The result of the traffic study noted one mitigation measure recommended, at Lompa Lane

and Northridge Drive, the study recommends the eastbound approach be striped with a left hand turn lane and a shared thru-right lane. With this change, the existing level of service for p.m. peak hour improved from LOS D to LOS C.

Adequate water, sewer, road, and storm drainage facilities exist or will be required by the applicant to serve the proposed development. The use will not generate the need for additional schools, but will supplement youth programs provided by the School District. The facility will be required to meet all other additional requirements of the Fire and Police Departments.

Respectfully submitted,
DEVELOPMENT SERVICES, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments

- Application (ZMA-08-045)
- Engineering Division comments
- Carson City Fire Department comments
- Carson City Building Division comments
- Draft Ordinance