

STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 30, 2011

FILE: ZMA-11-131

AGENDA ITEM: H-5(B)

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

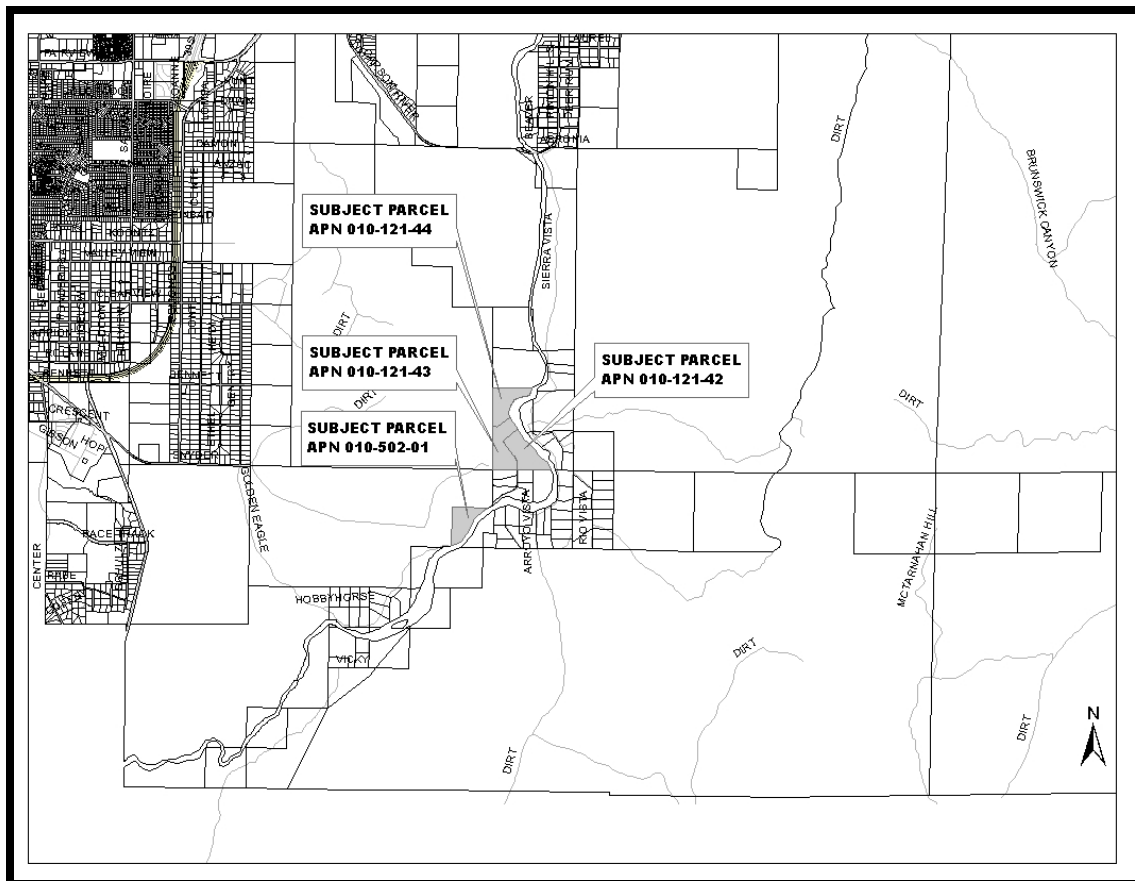
REQUEST: A Zoning Map Amendment to change the zoning designations of property located in and around the southeast quadrant of Carson City, changing APNs 010-121-44 (20 acres), 010-121-43 (22 acres), 010-121-42 (22 acres) and 010-502-01 (19 acres) from Single Family Five Acre (SF5A) to Public Community (PC).

APPLICANT: Carson City Planning Division

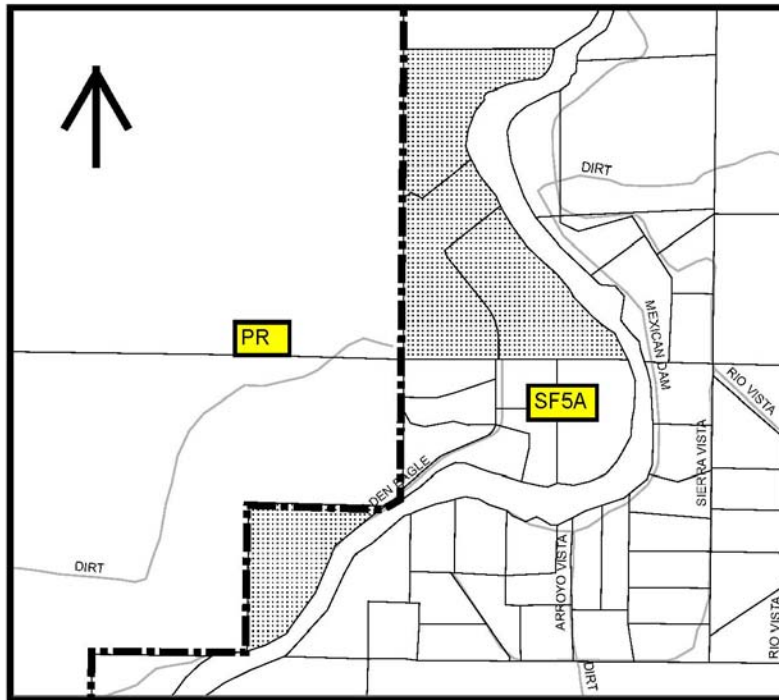
OWNER: Carson City

LOCATION: Southeast quadrant of Carson City (see map below)

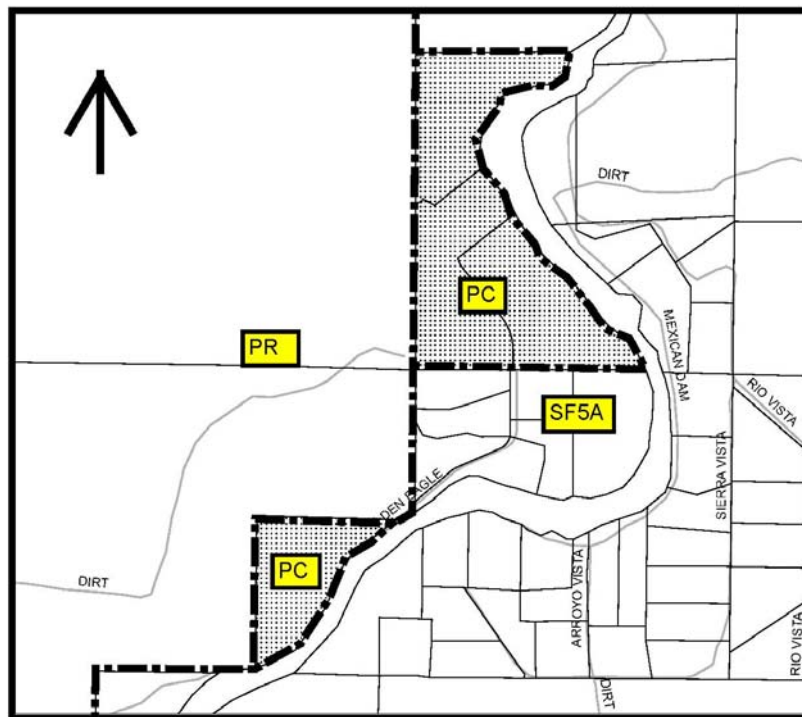
RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of ZMA-11-131, a Zoning Map Amendment to change the zoning designations of property in the southeast quadrant of Carson City from Single Family Five Acre to Public Community as published on the agenda and presented by staff, based on the findings contained in the staff report.”



EXISTING ZONING



PROPOSED ZONING



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

DISCUSSION:

The purpose of this application and the additional Master Plan applications and Zoning Map applications is to amend the zoning and master plan of 23 parcels of land owned by Carson City acquired for Open Space purposes to be properly reflected as such on the Land Use map and the Zoning Map of Carson City.

The subject properties are currently owned by Carson City. The current and proposed Zoning Maps are also attached to this staff report with the draft ordinance.

The subject properties were acquired by Carson City through the Open Space program in 2008 from Alpenglow Development, Mexican Dam LLC and River Ranch Holding LTD with the exception of APN 010-502-01 which was acquired by Carson City in 2007 through the Open Space program from the Desormier Family Trust. The subject properties are currently zoned Single Family Five Acre and are proposed to be designated Public Community to be consistent with the Land Use Map of Carson City.

The purpose of Public Community zoning district is typically facilities and uses that serve primarily a smaller portion of Carson City. The use of the subject properties is limited to Open Space because the properties were purchased with the Carson City Open Space funds.

This Zoning Map Amendment is being processed concurrently with a proposed Master Plan Amendment. Further detailed discussion regarding the Master Plan Amendment is included in the staff report for MPA-11-130.

PUBLIC COMMENTS: Public notices were mailed to 30 adjacent property owners within 1,175 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of November 14, 2011, no written comments have been received either in support or opposition of this application. 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:

Engineering Division: No concerns with the request.

FINDINGS: Staff recommends the following findings for approval of the Zoning Map Amendment pursuant to the Carson City Municipal Code Section 18.02.075, Zoning Map Amendments.

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

Rationale: *The proposed amendment will be in substantial compliance with the following goals and policies of the Master Plan:*

Goal 1.3 – Promote the preservation of State and Federal lands as a community amenity.

Policy 1.3a – State and Federal Land Disposal – Continue to coordinate with the BLM to ensure that its Urban Interface Plan is consistent with the Land Use Plan.

Policy 1.3b – State and Federal Land Transfers – Monitor lands slated for potential disposal and identify opportunities for the transfer of such lands to City ownership, where lands are needed for public facilities, parks, trail access or similar functions, through the Federal Lands Bill and other programs, particularly within the urbanized area of the City.

Rationale: This application is submitted by the Carson City Planning Division through the cooperation and coordination with the Carson City Open Space Manager to establish appropriate zoning designations consistent with the Land Use Map of Carson City.

Policy 1.4c – Protection of Existing Site Features – Ensure that development at the Urban Interface is designed to minimize disturbances to existing stands of mature trees, distinctive topographic features (hillsides/ridgelines), and other character-defining features, particularly those that are visible from other locations in the community.

Rationale: The proposed amendment will provide for public review of all uses to be established on the properties, allowing review of existing site features. Typically all parcels owned by Carson City are zoned Public Community, Public Neighborhood or Public Regional.

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 subject properties were acquired by Carson City through the Open Space program in 2008 from Alpenglow Development, Mexican Dam LLC and River Ranch Holding LTD with the exception of APN 010-502-01 which was acquired by Carson City in 2007 through the Open Space program from the Desormier Family Trust. The purpose of Public Community zoning district is typically facilities and uses that serve primarily a smaller portion of Carson City. The use of the subject properties is limited to Open Space because the properties were purchased with the Carson City Open Space funds. The proposed amendment will be compatible with adjacent land uses.

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 provides consistency purposes with the Carson City Land Use Map. The proposed amendment will not adversely impact the public health, safety and welfare.

4. *That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area.*

Rationale: The proposed amendment is not associated with a specific project. The subject properties were acquired by Carson City through the Open Space program over the past few years. The subject properties are currently zoned Single Family Five Acre (SF5A) and are proposed to be designated Public Community (PC) to be consistent with the Land Use Map of Carson City.

Respectfully submitted,
PUBLIC WORKS, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments

- 1) Draft ZMA Ordinance with Maps
- 2) Code Section 18.04.180 (PC)

ORDINANCE NO. 2011- _____

BILL NO. _____

AN ORDINANCE TO CHANGE THE ZONING OF APNS 010-121-44, 010-121-43, 010-121-42 AND 010-502-01 FROM SINGLE FAMILY FIVE ACRE (SF5A) TO PUBLIC COMMUNITY (PC).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAINS:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 010-121-44, 010-121-43, 010-121-42 and 010-502-01, properties located in the southeast quadrant of 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 the subject properties changing from Single Family Five Acre (SF5A) to Public Community (PC). After proper noticing pursuant to NRS 278 and CCMC Title 18, on November 30, 2011, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted ayes, 0 nays to recommend to the Board of Supervisors _____ 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 designations of APNs 010-121-44, 010-121-43, 010-121-42 and 010-502-01 from Single Family Five Acre (SF5A) to Public Community (PC), as shown on "Exhibit A," attached.

PROPOSED this ____ day of _____, 2011.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2011.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

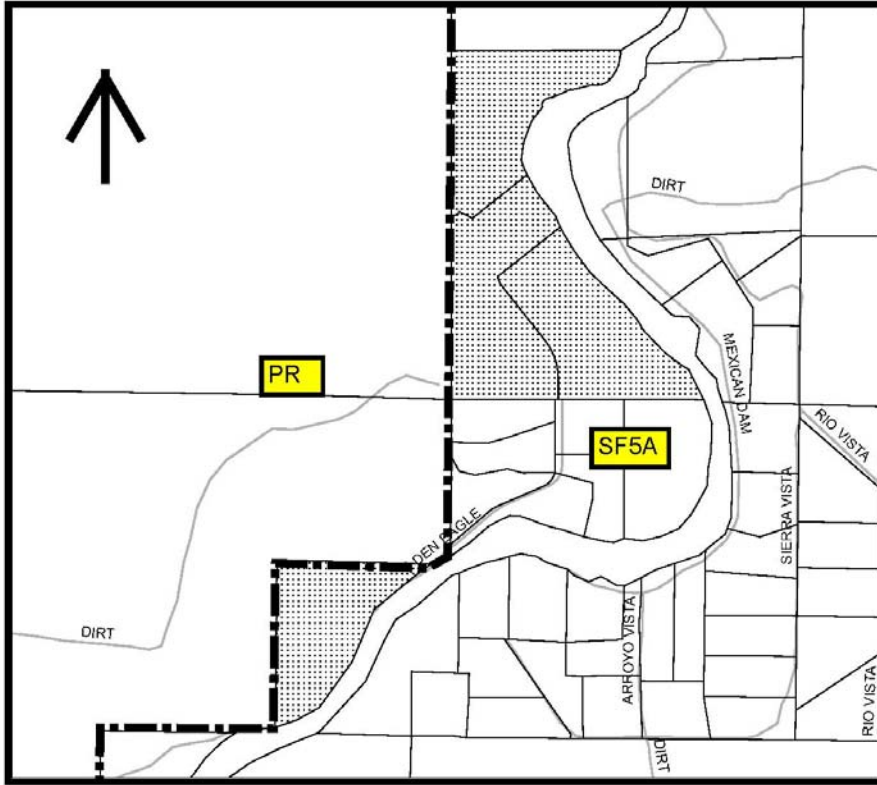
ROBERT L. CROWELL, Mayor

ATTEST:

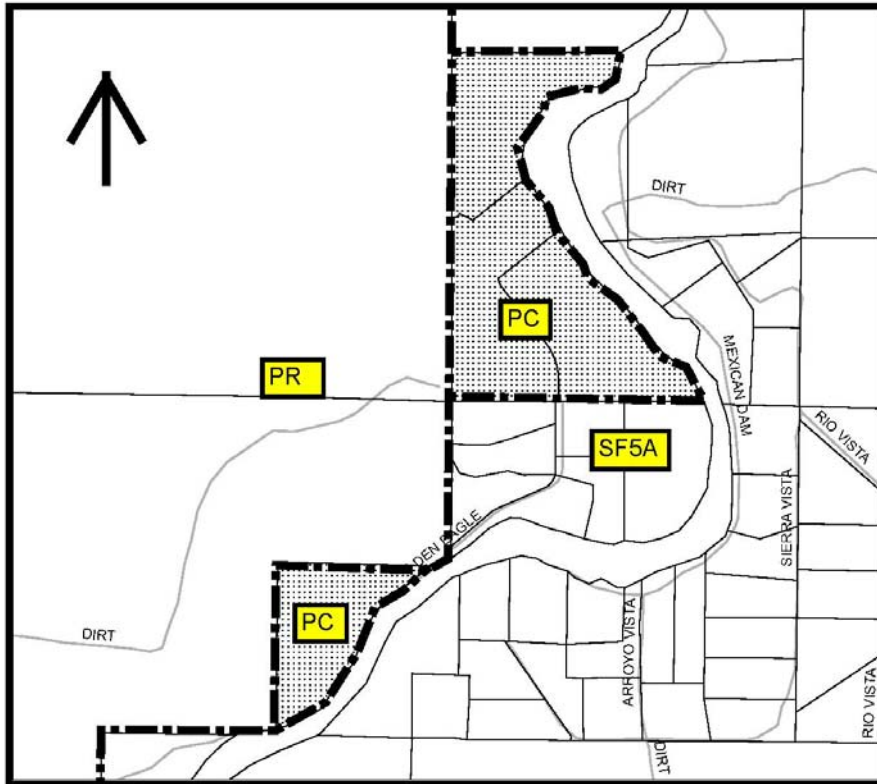
ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____, 2011.

EXISTING ZONING



PROPOSED ZONING



18.04.180 Public Community (PC). PC means facilities and uses that serve primarily a large portion of Carson City. The Conditional Uses permitted in the PC District which require approval of a Special Use Permit are:

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.

Cemetery

Child Care Facility

Civic Auditorium and Theater

Fire Station

Historical Site

Hospital

Library

Municipal Well Facility

Museum

Public Administrative Office

Public Parks

Public Parking Lots

Resource Management Use/Groundwater Recharge Use

Schools (Elementary, Middle, High School, and College/University)

Senior Center

Sheriff's Office and Jail

Storage

Storage containers (permanent) as an accessory to a primary permitted use, subject to Division 1 and 1.10 Personal Storage of the Development Standards

Storm Drainage and Floodplain Devices

Swimming Pool

Utility Easement

Utility Facilities

Utility Substation

ORDINANCE NO. 2011- _____

BILL NO. _____

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Fiscal Effect: None

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PROPOSED this ____ day of _____, 2011.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2011.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

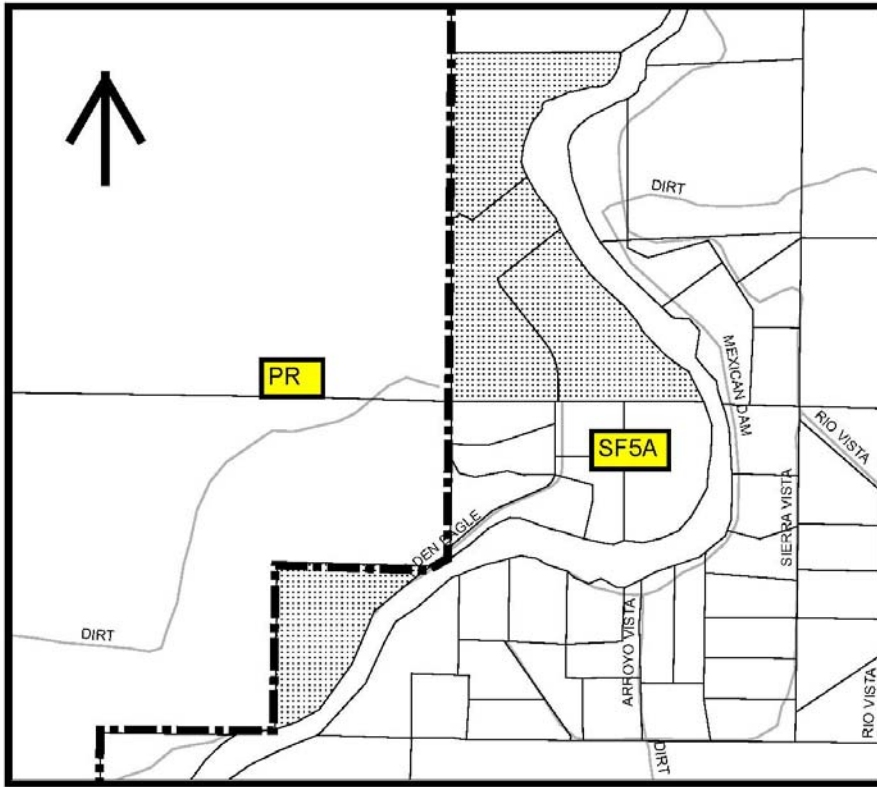
ROBERT L. CROWELL, Mayor

ATTEST:

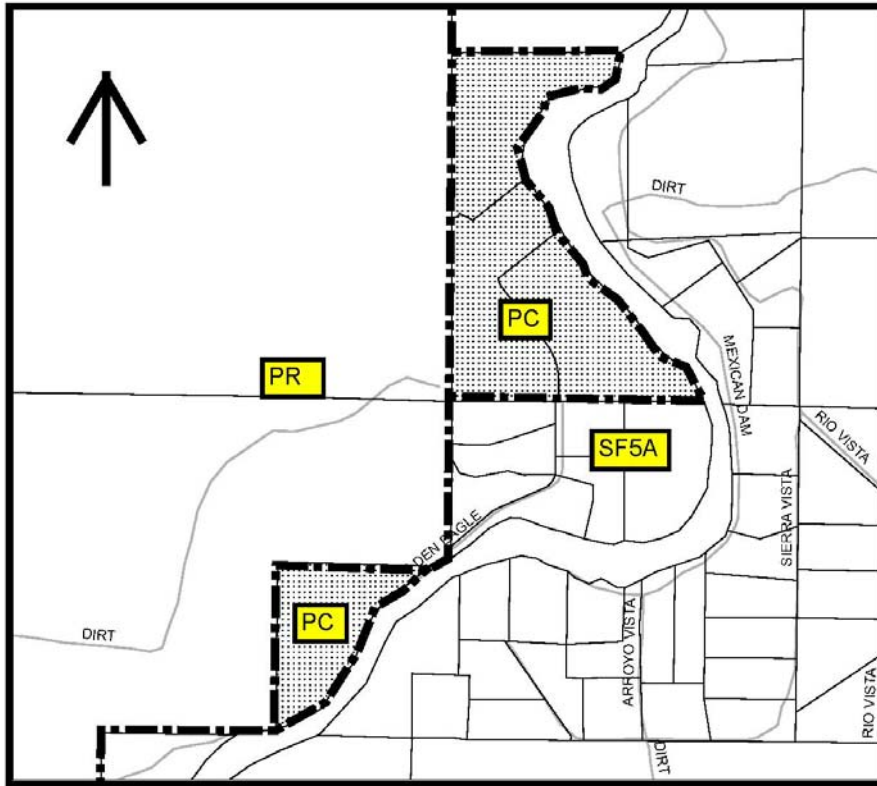
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