

Item # 7D

**City of Carson City
Agenda Report**

Date Submitted: September 26, 2006

Agenda Date Requested: October 5, 2006

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Planning Division

Subject Title: Action to adopt, on second reading, Bill No.127, Ordinance No. _____, an ordinance affecting a Zoning Map Amendment to change the zoning of a portion (0.246 acres) of APN 008-754-19, located at 653 Shenandoah Drive, from Single Family One Acre (SF1A) to Public Community (PC), and to change the zoning of a portion (0.053 acres) of APN 008-754-21, located to the northeast of APN 008-754-19, from Public Community (PC) to Single Family One Acre (SF1A). (File No. ZMA-06-125)

Staff Summary: The proposed amendment will align the boundaries of the Zoning Map with the proposed property boundaries between the residential parcel and the City's drainage facilities parcel resulting from an adjustment of the property boundary.

Type of Action Requested:

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

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval on August 30, 2006 by a vote of 7 Ayes and 0 Nays.

Recommended Board Action: I move to adopt, on second reading, Bill No.127, Ordinance No. _____, an ordinance affecting a Zoning Map Amendment to change the zoning of a portion (0.246 acres) of APN 008-754-19, located at 653 Shenandoah Drive, from Single Family One Acre to Public Community, and to change the zoning of a portion (0.053 acres) of APN 008-754-21, located to the northeast of APN 008-754-19, from Public Community (PC) to Single Family One Acre (SF1A), subject to the findings contained in the staff report.

Explanation for Recommended Board Action: See attached staff report to the Planning Commission for complete explanation on the recommended action.

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

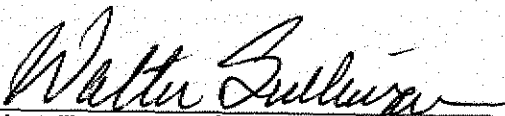
Alternatives:

- 1) Refer back to staff and Planning Commission for further review.

Supporting Material: Ordinance


Prepared By: Donna Fuller, Administrative Services Manager

Reviewed By:



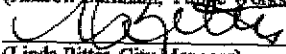
(Walter Sullivan, Planning Director)

Date: 9-26-06



(Andrew Burnhart, Public Works Director)

Date: 9-26-06



(Linda Ritter, City Manager)

Date: 9-26-06



(Mike Suglia, Senior Deputy District Attorney)

Date: 9-26-06

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

ORDINANCE NO. _____

BILL NO. 127

AN ORDINANCE AFFECTING A ZONING MAP AMENDMENT TO CHANGE THE ZONING OF A PORTION (0.246 ACRES) OF APN 008-754-19, LOCATED AT 653 SHENANDOAH DRIVE, FROM SINGLE-FAMILY ONE ACRE (SF1A) TO PUBLIC COMMUNITY (PC), AND TO CHANGE THE ZONING OF A PORTION (0.053 ACRES) OF APN 008-754-21, LOCATED TO THE NORTHEAST OF APN 008-754-19, FROM PUBLIC COMMUNITY (PC) TO SINGLE FAMILY ONE ACRE (SF1A).

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 008-754-19 and -21, on property located at 653 Shenandoah Drive, Carson City, Nevada, and adjacent property, 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 requested change will result in the zoning designation of a portion (0.246 acres) of APN 008-754-19 changing from Single-Family One Acre (SF1A) to Public Community (PC), and a portion (0.053 acres) of APN 008-754-21 changing from Public Community (PC) to Single Family One Acre (SF1A). After proper noticing pursuant to NRS 278 and CCMC Title 18, on August 30, 2006, the Planning

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 keeping with the objectives of the Master Plan, that the Amendment would be beneficial and not detrimental to the immediate vicinity, that the community as a whole would receive merit and value from the change, that adequate consideration for surrounding properties has been made, 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 for a portion (.246 acres) of APN 008-754-19, located at 653 Shenandoah Drive, changing the zoning from Single-Family One Acre (SF1A) to Public Community (PC), and changing the zoning of a portion (.053 acres) of APN 008-754-21, located to the northeast of APN 008-754-19, from Public Community (PC) to Single Family One Acre (SF1A), as shown on Exhibit "A."

PROPOSED this 21st day of September, 2006.

PROPOSED BY Supervisor Robin Williamson

PASSED on the _____ day of _____, 2006.

VOTE:AYES: _____

NAYS: _____

ABSENT: _____

ABSENT: _____

MARV TELXEIRA, Mayor

ATTEST:

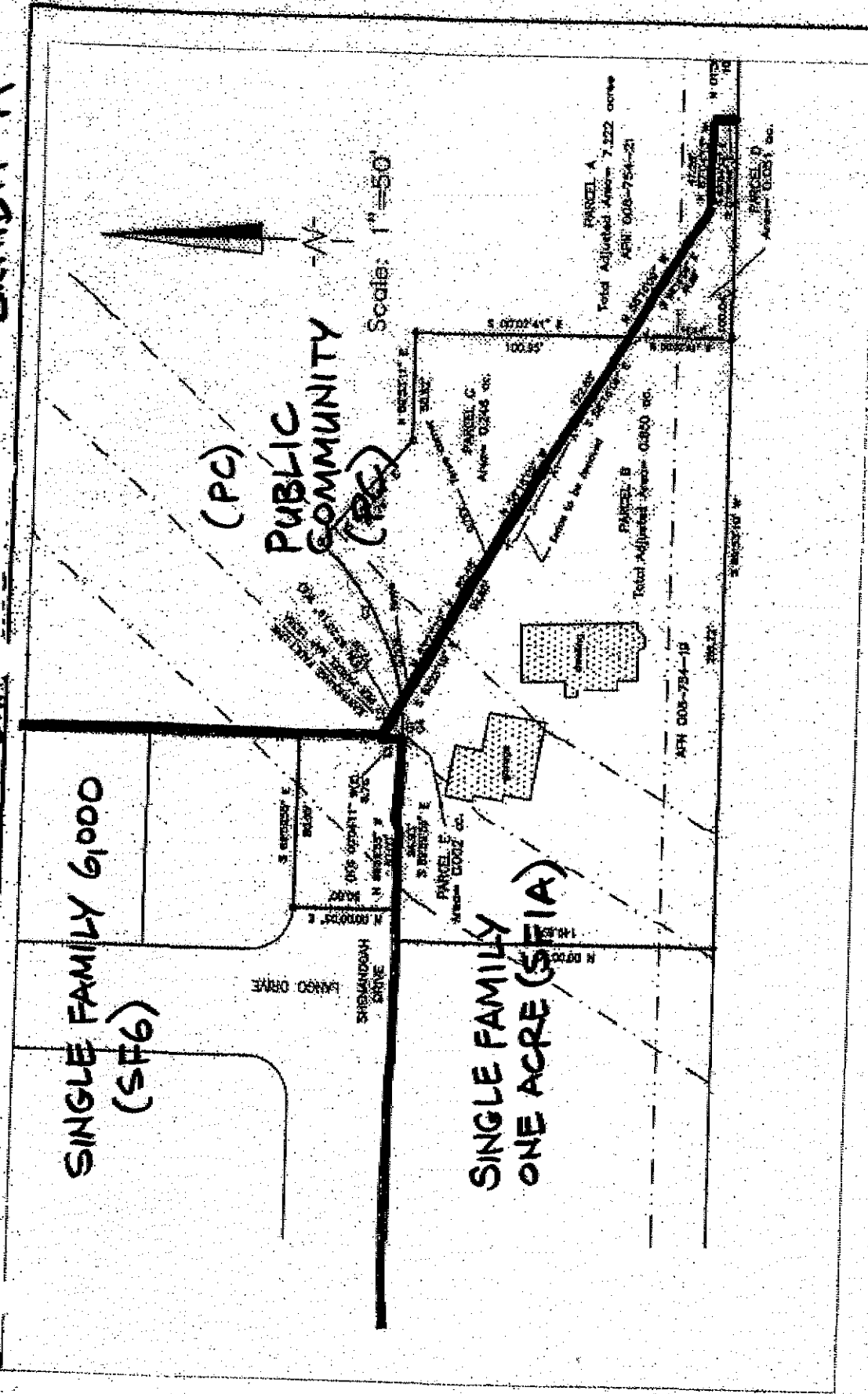
ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the

_____ of _____, 2006.

PROPOSED ZONING MAP

EXHIBIT A



Lands being part of S1/2 of SE 1/4, Sect.31
 Twp.16N, Rng.20E M.D.B.&M.
 Carson City County, NV

Sketch Plan for
 Rezoning of Parcels

RESOURCE CONCEPTS, INC.